



**REQUEST FOR PROPOSALS
ENVIRONMENTAL ENGINEERING SERVICES – 18 MASON STREET
RFP #MSE-298-060816**

The City of Torrington is issuing this Request for Proposal (RFP) to retain a consultant or consulting team to complete Environmental Investigations for a property located at an old dry cleaning site located in Downtown Torrington at 18 Mason Street. The City of Torrington was awarded a Brownfield Assessment Grant from the Connecticut Department of Economic and Community Development in order to fully understand the environmental conditions and constraints that exist at this property.

The intent of this RFP is to select a consultant who is qualified to perform environmental investigations. Applicants should understand that the City has partnered with the Torrington Savings Bank (TSB), the potential end-user of the property. TSB has already performed the Phase 1 ESA as part of the overall project. Therefore, the City is looking for a consultant to develop a proposed scope of services specifically for a Phase 2 ESA. However, should funding allow, the City reserves the right to negotiate with the selected applicant for a Remedial Action Plan and/or an Asbestos Survey if deemed necessary.

There will not be a public opening of this bid

MBE's, WBE's and SBE's ARE ENCOURAGED TO APPLY

AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER

The Respondent's sealed submittal shall include an original, **ten (10) copies (in addition to the hard copy)** and shall be delivered to the Purchasing Department, 140 Main Street, Room 206, Torrington, CT 06790 during normal office hours by no later than **11:00 AM, June 8, 2016**. Submittals received after this date and time will not be accepted. Sealed envelope(s) should be clearly marked: **"RFP #MSE-298-060816, Environmental Engineering Services - 18 Mason Street."** Firms mailing sealed proposals should allow for normal delivery time to ensure timely receipt of their proposals. In the case where City Hall is closed for weather related or some other emergency related circumstance, then submittals shall be due the next day when City Hall reopens for business, no later than 11:00 AM on that day. **No fax or e-mail Bids will be accepted.**

All questions must be submitted by **May 31, 2016 by 12:00 PM**. Questions must be submitted by email to the Purchasing Agent at pennie_zucco@torringtonct.org. All questions determined to be of interest to all prospective firms will be answered in writing by an addendum which will be posted on the City and state web sites. It is the responsibility of potential bidders to check these websites for addendum(s). Interested firms should check the website 48 hours before the closing date.

This RFP does not commit the City of Torrington to select any Respondent or enter into any contract agreement. The City of Torrington reserves the right to accept or reject any or all RFP's; to waive any informalities, and if it is deemed to be in the public's best interest, to enter directly into negotiations with one or more Respondents based on responses to the RFP, to request additional information from some or all Respondents. The City of Torrington reserves the right to accept any bid deemed in the best interests of the City of Torrington.

The City will not be liable for any costs incurred by a firm in the preparation or submission of a proposal.

The information provided herein is not intended to and shall not bind the City of Torrington to any of the statements or assumptions set forth herein.



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Submittal Requirements

In your submittal, the City is requesting the following:

1. A cover letter signed by an officer of the firm, binding the firm to all of the commitments made in the proposal. This shall include the prime consultant contact information and all subconsultants.
2. A description of the project team including the core personnel and their ability to perform integrated environmental services. Include the number of LEPs on staff and experience verifying sites under CT DEEP regulations. Please Include resumes. Resumes shall not be more than two pages in length.
3. Three references for projects of relevant scope giving the name of the project, project period, and project cost. (Include the names of clients, primary contact person and phone number.)
4. A narrative that outlines the proposed approach to the project including deliverables. (Please see Proposed Scope of Services and anticipated deliverables below.)
5. Hourly rates and expense schedule
6. Proposed timeline
7. The name(s), business address, phone number, e-mail address of firms and individuals proposed to participate in all tasks identified in the scope of work.
8. Proof of Insurance and Liability (See Appendix A)
9. Must include a statement that the proposal remains valid for a period of at least ninety (90) days from the date of its submission.
10. Responses must set forth accurate and complete information for each of the items listed below. At the City's discretion, failure to do so could result in disqualification.
11. Required Forms - Non-Collusion Affidavit, Appendix A & B and any additional forms the City may require.
12. Provide any additional information about your firm that is relevant to this RFP that you believe will assist the City in making its selection.
13. Sealed Fee Proposal
14. Fee Proposal and hourly rates and expense schedule must include a statement that the fees remain valid for a period of at least ninety (90) days from the date of its submission.

Schedule

Applicants are to respond to this request by **11:00 AM on June 8, 2016**

All questions must be sent in by **May 31, 2016 by 12:00 noon**

It is the intent of the City to short list qualified candidates and conduct interviews the week of **June 13 – June 17, 2016.**

A decision is expected by the 3rd week of June with project kick in mid- June 2016. Expected timeline for the project is from **June 23, 2016 to August 31, 2016.**

Term: The successful respondent will be expected to be able to commence services as soon as possible upon award, as determined by the City. Any contract entered into by the City and the successful bidder shall provide that the City may terminate the contract upon thirty (30) days' notice to the bidder. The information provided herein is not intended to and shall not bind the City of Torrington to any of the statements or assumptions set forth herein.

Selection Criteria

The selection committee will evaluate the applicants based on the following criteria:

- Approach to Proposed Scope of Services
- Qualifications and experience of personnel to be assigned to the project team
- Current workload and demonstrated capacity to meet schedule. Ability to provide the services within proposed project schedule time constraints
- Consultant's awareness of project issues, opportunities and constraints
- Project team's composition and experience on similar projects
- Quality and performance of past services
- Hourly fees and expense schedule
- References
- Fee for Phase 2 ESA

Purpose

The objective of the proposed services is to evaluate the potential presence of site contamination in soil and groundwater from an old dry cleaning establishment located at 18 Mason Street.

This project consists of completion of a Phase 2 Environmental Site Assessment (ESA), potentially followed by a Remedial Action Plan and/or Asbestos Survey should funding allow.

History

In 2015, the City of Torrington was approached by Torrington Savings Bank (TSB) to assist them with potentially acquiring 18 Mason Street. The acquisition of 18 Mason Street provides the bank the opportunity to expand and grow within downtown Torrington. TSB is located at 123 & 129 Main Street and abuts 18 Mason Street. In 2014 the bank conducted their own investigations of their properties which indicated the potential presence of environmental contamination originating from the old dry cleaning establishment next door. When 18 Mason Street became available in 2015 through a tax sale, the bank was hesitant to bid on the property due to those environmental concerns.

Ultimately, TSB would like to expand their operations downtown by acquiring 18 Mason Street and either preserve and expand into the existing buildings or demolish and build a 5,000+ square foot, 2 story office building. However, like many potential property owners, TSB is hesitant to acquire an old dry cleaning establishment without fully investigating the environmental issues that may be present on the property.

To show their interest and commitment in moving forward with this project, TSB partnered with the City of Torrington and commissioned the initial Phase 1 ESA Assessment as part of their financial match to the overall project. In addition, TSB has a purchase and sales agreement with the current property owners, BC West Builders, LLC who in return have provided the City an access agreement to conduct the additional environmental investigations.

Historically, the property was used as a dry cleaning establishment and was purchased by BC West in 2013 under a tax sale. Since the transfer of property occurred through a tax sale, the transfer act was not triggered. However, any future development of the site would require remediation efforts. TSB is prepared to remediate the site depending on the extent of contamination and costs to remediate.

Summary Outline of Scope of Services

1. Phase 2 ESA in accordance with ASTM E1903-011 and CT DEEP Site Characterization Guidance Document.

The Phase 2 Assessment at the minimum will include a field investigation and soil and ground water sampling throughout the property. The City of Torrington is asking each respondent to prepare a proposed scope of services based upon the draft phase 1 ESA that was recently conducted and attached as **Appendix A**.

*** Respondents shall submit a separate fee proposal. The fee proposal should be submitted in a sealed envelope with the following label "Fee Proposal Request for Environmental Engineering Services – 18 Mason Street"**

APPENDIX B
REQUEST FOR PROPOSALS
ENVIRONMENTAL ENGINEERING SERVICES – 18 MASON STREET
RFP #MSE-298-060816

INDEMNIFICATION

The respondent agrees to indemnify, defend, and hold harmless the City of Torrington and BC West Builders LLC, its predecessors, successors, subsidiaries, parent corporations, affiliates, officers, directors, shareholders, employees or agents harmless from and against any loss, cost, damage (of any kind including but not limited to personal injury, property damage, and property value diminution), liability, claim, fine, penalty or expense, including court costs and reasonable attorneys' fees, whatsoever arising directly or indirectly from the respondents breach of the contract agreement, or the negligence, intentional misconduct, or violation of law of the respondent, its employees, agents, or subcontractors in the performance of the contract agreement.

NON-DISCRIMINATION:

The respondent agrees and warrants that in the performance of the contract pursuant to this solicitation he/she will not discriminate or permit discrimination against any person or group of persons on the grounds of sex, race, color, religion, age, marital status, ancestry, national origin, past history of mental disorder, mental retardation or physical disability or other basis in any manner prohibited by the laws of the United States, the State of Connecticut or the City of Torrington.

INSURANCE REQUIREMENTS

Certificate of Insurance: All insurance policies must include a Waiver of Subrogation whereby the insured waives its right to subrogate against the City, its subsidiaries, employees, volunteers, directors and officers. Proof of proper insurance coverage, shall be filed with the City of Torrington Purchasing Agent within 10 days after the award of the bid. The Certificate of Insurance must name the City of Torrington, 140 Main St., Torrington, CT, its subsidiaries, employees, volunteers, directors & officers and BC West Builders LLC as the "Additional Insureds" and filed with the Purchasing Agent prior to commencement of work. Renewal Certificates of Insurance must be mailed to the Purchasing Agent 10 days prior to the expiration of the required coverage.

The respondent shall carry liability insurance in the following minimum amounts:

<u>Kinds of Insurance</u>	<u>In Limits Not Less Than</u>
Workmen's Compensation (including Employer's Liability)	Statutory
General Liability (bodily injury and property damage – combined single limit)	\$1,000,000 per occurrence \$2,000,000 annual aggregate
Automobile Liability (including contractual liability – combined single limit)	\$1,000,000 per occurrence
Errors and Omissions (Professional Liability)	\$1,000,000 each occurrence \$2,000,000 annual aggregate
Pollution Legal Liability	\$2,000,000 each claim

APPENDIX C
REQUEST FOR PROPOSALS
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Acceptance of Terms of this Agreement

Name of Proposer: _____

Contact Person: _____

Address: _____

City/State/Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Authorized Signature _____ Title: _____

Name Printed: _____ Date: _____

It is agreed by the above signed proposer that the signature and submission of this proposal represents the proposer's acceptance of all terms, conditions, and requirements of the proposal specifications, and, if awarded, the proposal will represent the agreement between the parties.

The proposer agrees that the cost of any work performed, materials furnished, services provided, or expenses incurred, which are not specifically delineated in the proposal documents, but which are incidental to the scope, intent, and completion of this contract, shall be deemed to have been included in the prices for the various items scheduled.

SAMPLE FORM

Bid # _____

NON-COLLUSION AFFIDAVIT

STATE OF _____ COUNTY OF _____

I, _____, being first duly sworn, deposes and says that:

1. I am _____ of _____, the Bidder that has submitted the attached Bid for " _____".
2. I am fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties of interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with such Contract, for which the attached Bid has been submitted nor has it in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the price of any Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Torrington or any person interested in the proposed Contract; and
5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Printed) _____

(Signed) _____

(Title) _____

Subscribed and sworn to before this _____ day of _____, 20_____.

Notary Public Printed

Notary Public Signature

My Commission Expires _____

(Notary Seal)

NOTE: Documents must be signed before and sealed by a Notary Public. Only documents bearing a notary seal will be accepted.



Phase I Environmental Site Assessment Report

Former Gates Cleaners
18 Mason Street,
Torrington, Connecticut

DRAFT

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1. INTRODUCTION

1.1 PURPOSE

Woodard & Curran, Inc. (W&C) was retained by the Torrington Savings Bank (TSB) to conduct a Phase I Environmental Site Assessment (Phase I ESA) at the former Gates Cleaners facility located at 18 Mason Street, Torrington, CT. A Subject Property Location Map is attached as **Figure 1**. A Subject Property Plan is attached as **Figure 2**. The Phase I ESA was requested by the TSB to assess the presence or absence of potential Recognized Environmental Conditions (RECs) and evaluate whether potential releases of petroleum or other hazardous materials have occurred that may be subject to reporting and response actions as a result of former dry cleaning operations at the Subject Property.

The Phase I ESA was conducted in general accordance with the ASTM International "Standard Practice for Environmental Site Assessments E-1527-13," the United States Environmental Protection Agency's (USEPA) All Appropriate Inquiry (AAI) Final Rule (40 CFR Part 312), and the Connecticut Department of Energy & Environmental Protection (CTDEEP) Site Characterization Guidance Document (SCGD) dated September 2007 (revised December 2010). This Phase I ESA is intended to help the client evaluate the business environmental risk associated with the property. ASTM defines business environmental risk as

"a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations ..."

Good commercial and customary practice for conducting Phase I ESAs has the goal of providing an independent, professional opinion regarding current RECs, which include controlled RECs (CRECs), and/or historical RECs (HRECs), as defined by ASTM, associated with the Subject Property. RECs are defined as:

"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimus conditions are not recognized environmental conditions."

CRECs are defined as:

"a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

HRECs are defined as:

"a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

As defined by ASTM, *hazardous substance* is “a substance defined as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) 42 USC § 9601(14), as interpreted by United States Environmental Protection Agency (USEPA) regulations and the courts.” *Petroleum products* is defined as “those substances included within the meaning of the petroleum exclusion to CERCLA 42 USC § 9601(14), as interpreted by the courts and USEPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of CERCLA 42 USC § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).”

The ultimate purpose of a Phase I ESA is to identify Areas of Concern (AOCs) that have resulted from current or historical uses of a site. The CTDEEP SCGD defines AOCs as:

“locations or areas at a site where hazardous waste and/or hazardous substances (including, but not limited to, petroleum products) have been or may have been used, stored, treated, handled, disposed, spilled, and/or released to the environment.”

1.2 METHODOLOGY

This Phase I ESA was completed in general accordance with the ASTM International E 1527-13 standard, and the terms and conditions of W&C’s proposal to the TSB dated November 30, 2015. This Phase I ESA is comprised of the following four elements: records review, site reconnaissance, interviews, and this report. A qualified Environmental Professional meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b) and ASTM E 1527-13 completed the scope of services and/or reviewed this document. The scopes of service associated with these four elements are outlined below.

1.2.1 Records Review

The records review included a review of federal, state, and local databases as maintained by USEPA and respective state, tribal, and local environmental regulatory agencies. These databases included:

Federal Standard Databases

- National Priorities List (NPL)
- De-listed NPL List
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list
- CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP) list
- Resource Conservation and Recovery Act (RCRA) Corrective Action Report (RCRA-CORRACTS) list
- RCRA Non-CORRACTS Treatment Storage and Disposal (TSD) list
- RCRA generators list
- Institutional Control/Engineering Control (IC/UC) registries
- Emergency Response Notification System (ERNS) list

State/ Local Standard Databases

- Hazardous Waste Sites (SHWS) or State/Local- equivalent NPL or CERCLIS list

- Solid Waste Facilities and Landfills (SWF/LF) list
- Leaking Underground Storage Tanks (LUST)
- Registered Storage Tanks (AST/UST) list
- Institutional Control/Engineering Control (IC/UC) registries
- Voluntary Cleanup Sites (VC)
- Brownfield sites list.

To evaluate the physical setting of the Subject Property, W&C reviewed the following sources:

- United States Geological Survey (USGS) topographic maps;
- Aerial photographs; and
- Local soil, geologic, surface water, and groundwater information.

To evaluate the current and historic use of the Subject Property, W&C reviewed the following sources:

- Current and historic topographic maps;
- Current and historic aerial photos;
- Sanborn Fire Insurance Maps;
- City directories;
- Local records including information available from the local Building, Zoning, and Assessor Departments; and
- Previous environmental reports, if provided.

1.2.2 Subject Property Reconnaissance

W&C completed a walkover of the Subject Property on December 15, 2015 to assess the presence or absence of RECs. The walkover included an evaluation of the presence or absence of, and if present the condition of, the following:

- Hazardous substances and/or petroleum products;
- Underground storage tanks (USTs) and/or aboveground storage tanks (ASTs);
- On-site sewage disposal systems, pits, ponds, and lagoons;
- Hydraulic or electrical equipment potentially containing polychlorinated biphenyls (PCBs);
- Stressed vegetation, stained surfaces, or odors that may be indicative of waste management practices;
- Management of wastes, including wastewater, solid waste, and hazardous waste;
- Groundwater wells;
- Topography, drainage, and buildings;
- Adjacent property characteristics obtainable from the Subject Property and publicly accessible locations; and

- Any other pertinent observations impacting or potentially impacting environmental conditions.

1.2.3 Interviews

W&C completed reasonable attempts to interview persons with actual or constructive knowledge of current and/or past uses of the Subject Property and adjacent properties. In an effort to obtain information regarding potential RECs in connection with the Subject Property, W&C attempted to interview the following individuals and/or entities:

- Property owner or representative of the owner, if provided;
- Key site manager, if any; and
- Building occupant, if any.
- State and/or local government officials (i.e., city sanitarian, fire marshal, etc.).

1.2.4 Report

This Phase I ESA Report, prepared by W&C, includes documentation to support the findings, opinions, and conclusions obtained by an Environmental Professional. This report was prepared in general accordance with the approach presented in ASTM Standard E 1527-13.

1.3 SIGNIFICANT ASSUMPTIONS

W&C made the following assumptions:

- The information obtained from the Client, the Client's representative, individuals interviewed, and prior environmental reports, if any, was considered to be accurate; and
- The information provided by the environmental records database vendor and other public record sources is complete and accurate.

1.4 LIMITATIONS AND EXCEPTIONS

The evaluations contained in this Phase I ESA Report represent W&C's professional opinions and judgments based on the current, generally accepted engineering and technical practices for the nature and scope of this Phase I ESA authorized by the TSB. This Phase I ESA is based on the conditions observed on the dates of field observation noted and records review as described herein.

In no event may a Third Party rely on the evaluation, conclusions, and professional opinions presented in the Phase I ESA Report without first obtaining the expressed written consent of W&C. W&C shall bear no liability for any unauthorized use of the information contained in this report. In the event that new information not contained in this report is obtained relating to environmental or hazardous waste issues at the Subject Property or nearby, such information shall be brought to W&C's attention promptly and W&C may, upon evaluation, modify the conclusions stated in this report.

Property access was granted for purposes of reconnaissance and examination of conditions at the Subject Property. Mr. Mark Perbeck representing the TSB and Mr. Carlo Deiulis representing BC West Building Company LLC were available for interview during the site visit. Mr. Perbeck and Mr. Deiulis provided their personal knowledge pertaining to the facility. Additionally, W&C has relied on information provided by various officials and other parties as referenced herein. Although believed to be accurate, W&C has not attempted to independently verify the accuracy or

completeness of information provided by officials and other parties, which was received or reviewed during the course of completing these services.

As indicated in the ASTM Standard, there are additional potential environmental issues that are outside of the scope of the ASTM Phase I practice, including asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, and mold (E 1527-13). These items were not included in this Phase I ESA.

1.5 SPECIAL TERMS AND CONDITIONS

This Phase I ESA is subject to the terms and conditions of our proposal dated November 30, 2015 and authorized on December 7, 2015 by the TSB.

1.6 USER RELIANCE

This Phase I ESA report has been prepared for the exclusive use of the TSB and the City of Torrington.

2. SUBJECT PROPERTY DESCRIPTION

2.1 SUBJECT PROPERTY LOCATION AND IDENTIFICATION

2.1.1 Location

The Subject Property is located on the north side of Mason Street in the central portion of the Town of Torrington, Litchfield County, Connecticut. The geographic coordinates of the Subject Property are N 41.8031000 Latitude (North) and W 73.1220000 (West). A Subject Property Plan is attached as **Figure 2**.

2.1.2 Assessor's Identification

The Town of Torrington Assessor identifies the Subject Property a single parcel located at 18 Mason Street. The parcel is a 0.08-acre property with Map/Block/Lot 117/016/007. The current owner of the property is BC West Building Company LLC. The majority of the Subject Property consists of the former dry cleaner building with a driveway located on the east side of the property. The Assessor's card is presented in **Appendix A**.

2.1.3 Zoning

The Subject Property and the surrounding areas in the immediate vicinity of the Subject Property are zoned DD (Downtown District). Beyond the immediate vicinity of the Subject Property, properties to the north, west, and east are zoned R6 (Residential 6,000 SF Lot Size) and properties to the north along Main Street are zoned LB (Local Business).

2.1.4 Adjoining Properties

The locations of properties bordering the Subject Property are shown on **Figure 2**. These properties include:

- North: Center Congregational Church;
- South: Mason Street leading to Cohen Agency Inc. Retail;
- East: The TSB; and
- West: Legal Offices (Ebersol, McCormick, & Steck LLC and Roraback & Roraback, LLC).

2.2 SUBJECT PROPERTY HISTORY

The Subject Property, was developed as horse stables by at least the early 1890s. Between the late-1900s and late-1910s, the Subject Property contained automobile garages and a gasoline engine repair shop. Between at least the early-1920s to the early-1930s, the Subject Property housed an automobile service station. By at least the late-1940s, the Subject Property's current structure was constructed and the building housed a rug cleaning business and, by at least the early-1960s, a dry cleaner. Currently, the Subject Property is vacant.

2.2.1 Subject Property Ownership and Use Summary

The following table summarizes the recent ownership of the Subject Property parcels based on a review of Town of Torrington land records.

DATES OF OWNERSHIP	SUBJECTPROPERTY OWNER	VOLUME	PAGE
18 Mason Street			
04/09/2013 to Present	BC West Building Company LLC	1154	607
10/18/1977 to 04/09/2013	John J. Doherty III	315	1044
01/07/1974 to 10/18/1977	William A. Sickmund	293	1060
02/25/1936 to 01/07/1974	Elizabeth A. Sickmund	126	30
Prior to 02/25/1936	Benjamin Robinson		

2.2.2 Aerial Photographs

Copies of aerial photographs dated 1934, 1941, 1944, 1951, 1955, 1969, 1970, 1980, 1986, 1990, 1991, 1995, 2005, 2006, 2008, 2010, and 2012 were obtained from Environmental Data Resources, Inc. (EDR). Copies of these aerial photographs are provided in **Appendix B**. The review of these aerial photographs is summarized below:

DATE	DESCRIPTION
1934	It appears that the approximate center third of the current 18 Mason Street structure (i.e., former Gates Cleaners) has been constructed on the Subject Property. The structure on the 123 Main Street parcel is visible. The structure on the 129 Main Street parcel has not been completed yet; however, the foundation for this building is potentially visible. The West Branch Naugatuck River is a prominent feature visible to the south of the Subject Property. Main Street is visible to the east, Mason Street is visible to the south, Church Street is visible to the north, and Prospect Street is visible to the west. The Center Congregational Church structure is visible to the north of the Subject Property. The current structure at 24 Mason Street is visible as are many of the structures currently located in the vicinity of the Subject Property.
1941	Many of the details of the Subject Property and surrounding area are not visible due to the poor quality of the aerial photograph. The current City Hall is visible to the east of the Subject Property. From what is visible, the surrounding area appears essentially the same as the 1934 photograph.
1944	The rear portion of the 18 Mason Street structure is visible on the Subject Property. The structure on the 129 Main Street parcel is visible. The current structure at 30 Mason Street is visible. Otherwise, the Subject Property and surrounding area appear essentially the same as the 1941 photograph.
1951	The front portion of the 18 Mason Street structure is visible on the Subject Property. In addition, a parking lot is visible to the west of 30 Mason Street. Otherwise, the Subject Property and surrounding area appear essentially the same as the 1944 photograph.
1955	The Subject Property and surrounding area appear essentially the same as the 1951 photograph.
1969	The connection between the structures at the 123 Main Street and 129 Main Street parcels is visible. Otherwise, the Subject Property and surrounding area appear essentially the same as the 1955 photograph.
1970	The Subject Property and surrounding area appear essentially the same as the 1969 photograph.
1980	The Subject Property and surrounding area appear essentially the same as the 1970 photograph.
1986	The Subject Property and surrounding area appear essentially the same as the 1980 photograph.
1990	The Subject Property and surrounding area appear essentially the same as the 1986 photograph.
1991	The Subject Property and surrounding area appear essentially the same as the 1990 photograph.
1995	The Subject Property and surrounding area appear essentially the same as the 1991 photograph.
2005	The Subject Property and surrounding area appear essentially the same as the 1995 photograph.
2006	The Subject Property and surrounding area appear essentially the same as the 2005 photograph.
2008	The Subject Property and surrounding area appear essentially the same as the 2006 photograph.
2010	The Subject Property and surrounding area appear essentially the same as the 2008 photograph.
2012	The Subject Property and surrounding area appear essentially the same as the 2010 photograph.

2.2.3 Historical Topographic Maps

Historic topographic maps of the Subject Property area from 1892, 1904, 1948, 1951, 1956, 1969, 1984, and 2012 were obtained from EDR. Copies of these maps are provided in **Appendix C**. The review of these historic topographic maps is summarized below:

DATE	DESCRIPTION
1892	The map shows Main Street to the east, Church Street to the north, and Prospect Street to the west of the Subject Property. The Naugatuck River is a prominent feature shown on the map. No structures are shown in the vicinity of the Subject Property.
1904	The Subject Property and surrounding area appear essentially the same as on the 1892 map.
1948	The map shows Mason Street to the south of the Subject Property. The church to the north of the Subject Property is shown, as well as a large structure to the east of the Subject Property. In addition, multiple structures are shown near the Subject Property. Otherwise, the Subject Property and surrounding area appear essentially the same as on the 1904 map.
1951	The Subject Property and surrounding area appear essentially the same as on the 1948 maps.
1956	The Subject Property and surrounding area appear essentially the same as on the 1951 maps.
1969	The Subject Property and surrounding area appear essentially the same as on the 1956 maps.
1984	The Subject Property and surrounding area appear essentially the same as on the 1969 maps.
2012	The Subject Property and surrounding area appear essentially the same as on the 1984 maps, however no structures are shown on the Subject Property or surrounding area.

2.2.4 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps of the Subject Property area from 1884, 1891, 1896, 1901, 1909, 1915, 1924, 1931, 1949, and 1969 were obtained from EDR. Copies of these maps are provided in **Appendix D**. The review of the Sanborn Fire Insurance Maps is summarized below.

DATE	DESCRIPTION
1884	The map shows Main Street to the east, Prospect Street to the west, and Maiden Lane to the south of the Subject Property. The map shows residential development and commercial structures in the area south of the Subject Property; however, the Subject Property is not shown.
1891	A structure, identified as a grocery, is shown to the north of the Subject Property. The map shows residential development surrounding the Subject Property. In addition, the following structures are identified on the map surrounding the Subject Property: a Congregational church and association room to the north; a blacksmith, horse shed and library to the northeast; a carriage works painting shop and wagon shed to the west; a YMCA and hotel to the south; a Methodist church and multiple commercial businesses to the southeast (e.g., dry goods, tailor, boots & shoes, general store, etc.); and the Town Hall and jail to the east. Mason Street is shown to the west of the Subject Property; however, the street ends at an intersection on Prospect Street (i.e., the street does not connect to Main Street).
1896	A structure, identified as a photography studio, is shown to the southeast of the Subject Property. Otherwise, the Subject Property and surrounding area appear essentially the same as on the 1891 map.

DATE	DESCRIPTION
1901	One structure that was adjacent to the Subject Property's eastern boundary is no longer shown. An additional structure, identified as a chapel, is shown attached to the Congregational church structure. The Town Hall has been replaced with a larger structure. Otherwise, the Subject Property and surrounding area appear essentially the same as on the 1896 map.
1909	A structure located on the eastern portion of the Subject Property is identified as a "Gasoline Engine Repair Shop." The structure to the northeast of the Subject Property is identified as containing a stationary shop and tailor shop. In addition, a potential tank is shown in the western portion of this structure; however, the identifiers for the tank are not legible. A small structure to the west of the northeastern structure is identified as a "Dry House." The map shows a new structure, identified as a dry cleaner, adjacent to the northeastern border of the Subject Property. Otherwise, the Subject Property and surrounding area appear essentially the same as on the 1901 map.
1915	A new structure on the western portion of the Subject Property is identified as an automobile garage. The map identifies the structure to the northeast of the Subject Property as containing only a tailor shop. The tank shown in the western portion of this structure is clearly identified as an upright boiler. Otherwise, the Subject Property and surrounding area appear essentially the same as on the 1909 map.
1924	The structure on the western portion of the Subject Property has expanded and is identified as an Auto Service Station. The map identifies the two structures to the east of the Subject Property (one to the north and the second to the south) as "Stores." The western portion of the northern structure is identified as an automobile garage. Two gasoline tanks are shown to be located between the two structures. The Mason Street Extension is shown to the south of the Subject Property. Many of the structures between the Subject Property and Prospect Street and north of the Subject Property are no longer shown on the map. The YMCA located to the south of the Subject Property has been replaced by stores, offices, and a funeral home. In addition, the hotel to the south has expanded. Otherwise, the Subject Property and surrounding area appear essentially the same as on the 1915 map.
1931	The eastern portion of the structure to the northeast of the Subject Property is identified as a paint store. A larger structure, identified as a store, is shown southeast of the Subject Property and the original smaller structure is no longer shown. The 24 Mason Street structure, identified as containing stores, is shown on the map. The structure on the corner of Mason Street Extension and Prospect Street is identified as containing stores (previously identified as a dwelling). Otherwise, the Subject Property and surrounding area appear essentially the same as on the 1924 map.
1949	The structure on the Subject Property is larger and is identified as 18 Mason Street. The northern portion of the structure is identified as a Rug Cleaning shop. A large structure, identified as containing a bank (northern), and two stores (south), is shown to the east of the Subject Property. It appears that the northern portion of the structure is likely new construction and the southernmost portion of the structure was the existing southern structure, as described above. The two gasoline tanks are no longer shown. The 30 Mason Street structure, identified as an Office Building, is shown on the map. The structure on the corner of Mason Street Extension and Prospect Street is no longer shown. A structure located to the southwest of the Subject Property, previously identified as a dwelling, is identified as a Funeral Home. In addition, a large structure located to the south of the Subject Property, previously identified as a Stable, Carriage House, and a Garage, is identified as Auto Sales & Service. Otherwise, the Subject Property and surrounding area appear essentially the same as on the 1931 map.

DATE	DESCRIPTION
1969	The northern portion of the structure on the Subject Property is identified as a Dry Cleaning shop and the words "solvent tanks" are shown on this portion of the structure. Otherwise, the Subject Property and surrounding area appear essentially the same as on the 1949 map.

2.2.5 City Directories

A City Directory abstract was requested through EDR for the Subject Property. EDR reviewed the Cole Information Services, the Johnson's City Directory, and the Price & Lee's City Directory. The EDR response letter is attached as **Appendix E**. The directories listed the following occupants at the Subject Property:

18 Mason Street

1961	Gates & Co Cleaners
	Mallette James E & Son Real Estate
1963	Gates & Co Cleaners
	Mallette James E & Son Real Estate
1967	Gates & Co Cleaners
	Mallette James E & Son Real Estate
	McDonald P A Jr. Real Estate
1970	Gates & Co Cleaners
	Mallette James E & Son Real Estate
	McDonald P A Jr. Real Estate
1973	Gates & Co Cleaners
	McDonald P A Jr. Real Estate
1977	Gates & Co Cleaners
1979	Gates & Co Cleaners
	The Western Union Telegraph Company
1986	Gates & Co Cleaners
	Apparel Master Uniform Service Division of Gates Cleaners
1990	Gates & Co Cleaners
	Apparel Master Uniform Service Division of Gates Cleaners

1992 Gates & Co Cleaners
Apparel Master Uniform Service Division of Gates Cleaners

1995 Gates & Co Cleaners

1999 Gates & Co Cleaners
Apparel Master Uniform Service Division of Gates Cleaners

2003 Gates & Co Cleaners

2008 Gates & Co Cleaners

2013 Gates & Co Cleaners

The directories also listed the following occupants at nearby properties:

24 Mason Street

Various occupants, including insurance companies, accountant offices, attorneys' offices, medical offices (e.g., optometrist, dentist, psychiatrist), real estate offices, etc.:
1961, 1963, 1967, 1970, 1973, 1977, 1979, 1986, 1990, 1992, 1995, 1999, 2003, 2008, 2013

30 Mason Street

Various occupants, including grocers, financial services, the Adult Probation Department, engineering services, charitable organizations, attorneys' offices, medical offices (e.g., medical doctor, optometrist, dentist, psychiatrist), real estate offices, etc.:
1961, 1963, 1967, 1970, 1973, 1977, 1979, 1986, 1990, 1992, 1995, 1999, 2003, 2008, 2013

123 Main Street

Various occupants, including a clothing shop, a sewing shop, a leather shop, and a construction company: 1961, 1963, 1967, 1970, 1973, 1977, 1979, 1986, 1990, 1992

125 Main Street

The Christian Science Reading Room: 1961, 1963

126 Main Street

City Hall Building and Litchfield Insurance: 1961, 1967, 1973, 1979, 1992

127 Main Street

Various occupants, including The Torrington Savings Bank, an investment company, a radio station, and a law firm: 1961, 1963, 1967, 1970, 1973, 1977, 1979

129 Main Street

The Torrington Savings Bank: 1961, 1963, 1967, 1970, 1973, 1977, 1979, 1986, 1990, 1992, 1995, 1999, 2003, 2008, 2013

2.3 ENVIRONMENTAL SETTING

2.3.1 Topography

The majority of the Subject Property is covered by the former dry cleaner's building and is relatively flat. In general, there is a moderate elevation decrease (approximately 24 feet of elevation change over approximately 400 feet of distance) from Prospect Street to Main Street near the Subject Property (i.e., decreasing from west to east). Elevation at the Subject Property is approximately 580 feet above mean sea level.

2.3.2 On-site Surface Water, Lagoons and Wetlands

No surface water features or wetlands were identified on the Subject Property during the Subject Property inspection. In addition, W&C reviewed the map "Wetland Soils Torrington, Connecticut", available at the City of Torrington's Inland Wetlands Department website, and no wetlands were identified on the Subject Property.

2.3.3 Bedrock Geology

According to the CTDEEP GIS bedrock geology data, the Subject Property is underlain by Hoosac Schist. The Hoosac Schist is described as a gray, rusty-weathering, fine- to medium-grained schist.

2.3.4 Surficial Geology

According to the CTDEEP GIS surficial materials data, the surficial geology in the area of the Subject Property consists of sand and gravel.

2.3.5 Groundwater Classification and Flow Direction

Groundwater beneath the Subject Property area is classified by the CTDEEP as "GB". This indicates that designated uses for groundwater in the area include industrial process water and cooling waters; baseflow for hydraulically connected surface water bodies; and that the groundwater is presumed to be not suitable for human consumption without treatment. This classification also indicates that the discharge of some treated wastewater, meeting applicable treatment standard, may be appropriate. The GB groundwater classification allows the application of less stringent default standards for soil and groundwater contamination, and increased flexibility to apply institutional controls in the event that actionable environmental impacts are encountered.

Shallow groundwater flow direction inferred from local topography and regional surface water features is east to southeast.

2.3.6 Surface Water Classification

Surface water features were not identified on the Subject Property. The West Branch Naugatuck River and East Branch Naugatuck River are located in the inferred downgradient direction (south and east, respectively) from the Subject Property. The West Branch Naugatuck River is classified as a "B" water body. Designated uses are recreational; habitat for fish and wildlife; agricultural and industrial supply and other legitimate uses including

navigation. The East Branch Naugatuck River is classified as an “A” water body indicating the water body is potentially suitable as a drinking water supply, for recreational use, fish and wildlife habitat; agricultural and industrial supply and other potential uses.

2.3.7 Flood Zone Status

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Litchfield County, Connecticut (Panel 0950810007B), the Subject Property is located in Zone C – Areas of minimal flooding.

2.3.8 Water Supply Wells

No water supply wells were identified on the Subject Property. The EDR Geospatial report (see **Appendix F**) identified the following wells within one mile of the Subject Property:

WELL ID	DATABASE	WELL NAME	SUPPLY SYSTEM NAME	DISTANCE FROM SUBJECT PROPERTY (MILES)
CT0660182	FRDS PWS	CAMPVILLE COMM CENTER	Not Referenced	0.125 to 0.25
USGS40000228714	FED USGS	USGS Connecticut Water Science Center	Not Referenced	0.25 to 0.5
USGS40000228713	FED USGS	USGS Connecticut Water Science Center	Not Referenced	0.25 to 0.5
USGS40000228829	FED USGS	USGS Connecticut Water Science Center	Not Referenced	0.5 to 1.0

On December 21, 2015, W&C reviewed the Connecticut Department of Public Health (CTDPH) Drinking Water Section Public Water System Inventory. The CTDPH Drinking Water Section Public Water System Inventory identified one public water systems within one mile of the Subject Property:

WELL ID	DATABASE	WELL NAME	SUPPLY SYSTEM NAME	DISTANCE FROM SUBJECT PROPERTY (MILES)
CT1430024	Transient Non-Community Systems	Torrington Advent Christian Church	Not Referenced	0.5 to 1.0

An inventory of private drinking water wells was not performed as part of this Phase I ESA.

3. SUBJECT PROPERTY INSPECTION AND INTERVIEW INFORMATION

Jack Markey and Tom Ferrelli from W&C inspected the Subject Property on December 15, 2015. W&C was accompanied on the Subject Property inspection by Mr. Mark Perbeck, Facilities Management and Purchasing Officer for the TSB and Mr. Carlo Deiulis, a representative of BC West Building Company LLC, the current owners of the property. Weather during the Subject Property inspection was sunny and mild. Photographs taken during the Subject Property inspection are provided in **Appendix G**.

The Subject Property is covered almost completely by the property's building. The Subject Property has a right of way on the east side of the building to the 129 Main Street property's asphalt-paved driveway. Light staining, likely associated with normal vehicular operation, was observed in small areas of the asphalt-paved driveway. An asphalt-paved alleyway was located to the west of the building adjacent to the 24 Mason Street Property.

The building's interior is divided into a sub-basement, a basement, and a first floor. In general, the interior of the first floor was observed to contain wood plank or concrete flooring, wood-framed, cinderblock or brick walls and metal-framed roofing. The floors were generally intact but in poor condition with evidence of moderate staining on the carpeting and wood plank in the western portion of building, and on the concrete in the boiler room and former dry cleaning operations area in the northern portion of the building. In general, the interior of the basement was observed to contain concrete flooring, brick, cinderblock or wood-framed interior walls, and poured-concrete or stone exterior foundation walls. Moderate staining was observed on the concrete floors in various areas, and heavy staining was observed in the southwestern portion of the basement near a 275-gallon fuel oil AST. Otherwise, the floors in the basement were generally intact. In general, the interior of the sub-basement was observed to contain concrete flooring and brick or cinderblock interior walls. Minimal staining was observed on the concrete floor of the sub-basement.

3.1 OCCUPANTS

At the time of the Subject Property inspection, the Subject Property's building was unoccupied.

3.2 FORMER OPERATIONS

The Subject Property is currently unoccupied. For the purposes of discussion in this report, the former dry cleaner building interior is divided into: 1) the first floor; and 2) the basement and sub-basement.

3.2.1 First Floor

The first floor consisted of an entranceway/lobby in the south, a sewing room in the southwest, an office in the southeast, a large central service/storage/pressing area, two restrooms and a storage closet in the west, a boiler room in the northwest, and what appeared to be the former dry cleaning operations area in the north and northeast. The boiler room and former dry cleaning operations area are on concrete slab with no basement.

The entranceway/lobby was vacant with carpeted floors in poor condition. The sewing room contained typical furniture and abandoned appliances such as sewing machines. The carpeted wood floors in this area were stained, moldy, and in very poor condition. Pieces of plywood were used to cover holes in the floor. The office contained typical furniture such as desks and cabinetry, and appliances such as a computer and AC unit. The linoleum tiled wood floors were cracked, discolored, and in poor condition. The large central service/storage/pressing area contained miscellaneous furniture such as tables, racks, cabinets, etc and old appliances such as a drapery cleaning machine, typewriter, fans, etc. The wood floors were dirty, stained, and in poor condition. Small quantities (10 gallons

or less) of various maintenance materials, chemicals, petroleum products, and/or cleaning products (e.g., paints, stain, cleaners, detergents, lube oil, sodium sulfite, amyl acetate, etc.) are improperly stored in this area. Bottles of Picrin, a dry cleaning chemical composed of greater than 75% TCE, were found on a shelf in the eastern portion of the room. Additionally, several unmarked containers with unidentifiable substances/petroleum products were observed. Many of the containers were open and few were leaking onto the floor. Numerous manifests for waste tetrachloroethene (PCE) were found on a countertop.

The boiler room in the northwest portion of the building contained one fuel oil fired 40 HP Hurst boiler. The concrete floor was in fair condition with minor cracks, but was dirty and stained. Small quantities (5 gallons or less) of various maintenance materials, chemicals, petroleum products, and/or cleaning products (e.g., paints, paint thinner, lacquer, cleaners, detergents, motor oil, etc.) are stored in this area. A bin filled with dry cleaning filter cartridges (apparently used) was also located in this area.

The former dry cleaning operations area was located in the north and northeast portion of the building. The former loading dock on the eastern wall in this portion of the building had been replaced with a permanent wooden wall. The concrete floor was in fair condition with minor cracks, but was dirty and stained, particularly adjacent to the former loading dock in a square shaped area. Reportedly, this eastern portion of the building housed two Supermatic dry cleaning units, a washing machine, and a storage area for PCE liquid and dry cleaning filter cartridges. A hole cut into the concrete floor that may have served as a floor drain was observed as well as a large rectangular area of concrete slab that had been cut out, removed, and temporarily covered by sheet metal. The underlying soil in this area was moderately stained.

3.2.2 Basement and Sub-Basement

The basement consisted of a large open area partitioned by a wood framed metal cage running east to west roughly in the center of the room. A small closet was located in the west. A small set of stairs lead to a large, rectangular sub-basement area.

The northern portion of the basement was open area with concrete floors. The concrete floor was in fair condition with minor cracks, but was dirty and stained in various areas. A long, trough-like trench was observed in the basement concrete floor and may have served as a floor drain. Miscellaneous items such as tires, buckets, a propane tank, dry cleaning fluid, and a cooler full of unknown glass bottles was found in and around the trench area. The eastern wall of this portion of the basement contained electrical panels and was the storage place for various pieces of equipment. The small set of stairs that lead to the sub-basement were located in the southern extent of this area.

The southern portion of the basement was a caged in area with concrete floors. The concrete floor was in fair condition with minor cracks, but was dirty and stained in various areas. The eastern portion of this area was filled miscellaneous debris such as paper, cardboard, wood scraps, mattresses, and clothing. The western portion of this area (the southwest corner of the basement) consisted of a workshop area with wooden workbenches and tools. A 275-gallon fuel oil AST was located in this area and heavy staining was observed on the base of the tank and beneath the tank on the concrete floor. Small quantities of substances/petroleum products including paints, PCB Etchant Solution, motor oil, deodorizers, etc. were observed. The small closet in the northwest portion of the area was filled with paper and other miscellaneous debris.

The sub-basement was a large rectangular area with concrete floors and walls, and high ceilings. The concrete floor was in good condition with minimal staining in various areas. The area was reported to have been a refrigerated vault for clothing storage. Refrigeration equipment was observed and appeared to be in fair condition. This area was filled with old clothing, furs, paper, cardboard, and miscellaneous debris.

3.3 BUILDINGS AND IMPROVEMENTS

Currently, the Town of Torrington Assessor identifies one building on the parcel associated with the Subject Property. The one-story building on the parcel has a reported footprint and total area of 3,306 square feet (sq ft) and was reportedly constructed in 1930. The building consists of a two-story brick building constructed with a poured concrete or stone foundation that was formerly used as a dry cleaner.

3.4 GROUNDS

The Subject Property is accessed from Mason Street via a front entranceway off the sidewalk on the south side of the building and via a side entranceway on the east side of the building adjacent to the asphalt-paved driveway. A landscaped area is located along the northern property boundary. A narrow alleyway is located along the western property boundary.

3.5 UTILITIES

The Subject Property is currently vacant. Municipal sewer service was provided by the City of Torrington. Water was provided by the Torrington Water Company. Electricity is provided by Eversource.

3.6 FLOOR DRAINS AND FLOOR CONDITION

W&C observed a hole cut in the concrete floor that may have served as a floor drain in the former dry cleaner operations area located in the northeast portion of the first floor. A large rectangular area of concrete slab in the northern portion of the first floor had been cut out and removed in the past and is temporarily covered by sheet metal. The underlying soil was moderately stained. A long, trough-like trench was observed in the basement concrete floor and may have served as a floor drain. Reportedly, floor drains in the dry cleaning operations area, boiler room, and basement drained condensates from dry cleaning processes directly to the city sewer.

The south and central portions of the first floor contained or wood plank floors some of which were carpeted or overlain with linoleum tile. The appearance of floors in these areas was generally very dirty and stained. The northern portion of the first floor, the basement, and the subbasement contained generally intact concrete flooring with minor cracks or construction joints and moderate staining. Specific areas of significant staining are addressed in **Section 3.2**.

3.7 WELLS

There are no water production (potable or non-potable) wells on the Subject Property and none were observed during the inspection. One monitoring well is located to the west of the Subject Property in the 24 Mason Street alley and four monitoring wells to the east of the Subject Property in the 129 Main Street paved driveway.

3.8 HEATING AND COOLING

According to observations during the site visit and the Assessor's field card, the Subject Property building was heated by hot water. A fuel oil fired 40HP boiler and radiators were observed during the site visit. The only cooling system identified was an electric AC unit that was observed in the window of the first floor office.

3.9 SOLID WASTE

A solid waste dumpster or evidence of a solid waste dumpster was not observed on the Subject Property.

3.10 WASTEWATER

Wastewater was not produced as a result of former on-site operations. Condensates from dry cleaning operations, steaming processes, and the boiler reportedly drained into floor drains that discharged to the city sewer.

3.11 STORMWATER

Stormwater collects on impervious surfaces at the Subject Property, including paved areas and the building's roof. Roof drains were observed on the roof of the building and the associated drain lines, which likely discharge to the municipal storm sewer, were observed inside of the building. Catch basins located in the sidewalks and streets adjacent to the building discharge to the municipal storm water system.

3.12 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

Quantities of various maintenance materials, chemicals, petroleum products, and/or cleaning products (e.g., paints, caulk, cleaners, detergents, lube oil, sodium sulfite, amyl acetate, picrin etc.) are stored in certain areas/rooms on the first floor and the basement, as described in **Section 3.2**. Several unmarked containers with unidentifiable substances/petroleum products were also observed. Multiple hazardous waste manifests and labels for waste PCE were found inside the Subject Property building.

3.13 STORAGE TANKS

3.13.1 Historic Storage Tanks

Reportedly, a 550-gallon fuel oil UST associated with the steam boiler and a Stoddard Solvent UST are located beneath the building. The Stoddard Solvent UST was reportedly located on the western side of the building and was cleaned and filled with concrete in the 1950s. The 550-gallon fuel oil UST was reportedly located on the eastern portion of the property. Two fill pipes, one labeled "SOLVENT" and one labeled "FUEL OIL" were observed on the southern portion of the eastern exterior wall. A vent pipe was also observed in this area.

No information about current or historic storage tanks located at the Subject Property was identified during a review of local or CTDEEP records. However, as previously discussed (see **Section 2.2**), evidence of "solvent tanks" was identified on Sanborn Fire Insurance Maps on northern portion of the Subject Property building. It is unknown whether the tanks were ASTs or USTs; however, it is possible that they were USTs based on their age.

During the Subject Property inspection, Mr. Perbeck also noted that a fuel oil UST was formerly located beneath the northeast portion of the 129 Main Street driveway. Reportedly, this tank was removed from the neighboring property circa 2000. In addition, W&C observed a section of repaired asphalt at the reported location of the former UST. The Torrington Fire Marshal's Office had one letter, dated July 11, 2000, from Mr. Timothy J. Tharau (Torrington Fire Marshal) to Mr. John Janco (TSB Sr. Vice President at the time) regarding the removal of a UST located on the 129 Main Street property. According to Mr. Tharau, one, 2,000-gallon fuel oil UST was removed from the 129 Main Street property on July 11, 2000. Reportedly, Mr. Tharau did not observe any odor or visual evidence of contamination in the area of the UST at the time of the UST removal. In addition, the UST was reportedly intact with no visible holes or

leakage. Mr. Tharau further noted that no soil samples were collected from the tank gravel after the UST was removed. A copy of the Fire Marshall's letter documenting the fuel oil UST's removal is provided in **Appendix H**.

3.13.2 Current Storage Tanks

During the Subject Property inspection, a 275-gallon fuel oil AST was observed in the southwest corner of the basement of the building. Heavy staining was observed on the base of the AST and on the concrete floor beneath the AST. One fill pipe was observed on the western portion of the southern exterior wall. A vent pipe was observed in the central portion of the western wall.

No other information regarding the AST or any other current storage tanks located at the Subject Property was identified during the inspection, interview, or a review of CTDEEP and/or Torrington Fire Marshall Records.

3.14 SOIL AND PAVEMENT STAINING

Minor petroleum staining was observed on the asphalt-paved driveway to the east of the Subject Property; however, this appeared to be due to minor releases of automotive fluids and does not appear to be a significant environmental concern. No soil staining or stressed vegetation was observed. As noted above in **Section 3.6**, a large rectangular area of concrete slab in the northern portion of the first floor of the building had been cut out and removed in the past and the underlying soil was moderately stained.

3.15 ELECTRICAL TRANSFORMERS AND POTENTIAL PCB-CONTAINING EQUIPMENT

No electrical transformers were observed during the inspection of the Subject Property. The fluorescent lighting in the building is of an unknown age, and the potential PCB-content of the ballasts is unknown.

3.16 ENVIRONMENTAL LIENS OR ENVIRONMENTAL LAND USE RESTRICTIONS

No information regarding environmental liens and Environmental Land Use Restrictions (ELURs) pertaining to the Subject Property was provided to W&C. There was no documentation of ELURs at the Subject Property identified during the file review at the CTDEEP or during the environmental database review (see **Section 4.0**).

3.17 SUBJECT PROPERTY AREA OBSERVATIONS

At the time of the Subject Property inspection, no evidence of current environmental issues was noted on the abutting properties, as observed from the boundaries of the Subject Property. As stated above, the Subject Property has a right-of-way through the 129 Main Street western driveway.

4. REGULATORY FILE REVIEW

4.1 LOCAL RECORDS REVIEW

Local records were reviewed at the Torrington City Hall on December 15, 2015. The following departments were visited or otherwise contacted for information on the Subject Property:

- Assessor's Office
- Town Clerk's Office
- Land Use/Planning & Zoning/Wetlands
- Engineering
- Building Department
- Fire Department
- Torrington Area Health District
- Public Works
- Water Pollution Control Authority

The Assessor's Office provided the field card for the Subject Property containing general property size, improvements, utilities, and ownership information. Assessor information is provided in **Appendix A** and summarized in **Section 2.1.2**. Historical ownership records were reviewed at the Clerk's office as summarized in **Section 2.2.1**. No permits of environmental significance for the Subject Property were identified in the Engineering or Water Pollution Control Department or Land Use/Planning & Zoning Department.

A Fire Marshall's Inspection Report was identified at the Torrington Fire Marshall's Office that documented a spill of 2 gallons of fuel oil to the driveway at the Gates Cleaners located at 18 Mason Street on January 27, 1992. According to the report, the area was cleaned by Scasco Oil Co. As discussed in **Section 3.18**, a fill port labeled "fuel oil" was observed on the eastern side of the 18 Mason Street building abutting the Subject Property's western boundary. Copies of the documents obtained from the Fire Marshall's Office are provided in **Appendix H**.

No records of environmental complaints or citations against the Subject Property were on record at any of the local agencies.

4.2 STATE RECORDS REVIEW

W&C reviewed records at the CTDEEP on December 16, 2015. Records for the Subject Property were requested from the Bureau of Material Management and Compliance Assurance and the Bureau of Water Protection and Land Reuse. Records requested included UST files, Oil and Chemical Spill (OCS) files, Solid Waste Management files, PCB inspection files and RCRA files. Databases were researched including the Leaking Underground Storage Tank (LUST) Database, Industrial & Remediation Database, and Hazardous Waste Manifest Database.

Three records pertaining to the Subject Property were identified during the CTDEEP file search as follows:

- An Emergency Incident Report dated May 5, 1987 documented that H. Krevit & Company, Inc., a chemical distributor, spilled 1 gallon of PCE on the driveway/sidewalk of the Subject Property due to a seal leak. Reportedly, the spill was sanded, cleaned, contained, and removed.

- An Emergency Incident Report dated January 27, 1992 documented that Scasco Oil overfilled the Subject Property's fuel oil tank and spilled 2 gallons of fuel oil onto the "concrete sidewalk from vent pipe." According to the incident report, the Torrington Fire Marshall was contacted (see **Section 4.1** for a summary of the Fire Marshall's Inspection Report). Reportedly, a dry sorbent material was applied to the spill, the spill was contained and removed, and the status of the incident was documented as closed.
- A Generator Summary Report for waste PCE was found with manifests spanning from 1984 to 2007. Many of these manifests were observed onsite during the site reconnaissance and were for the most part for the disposal of Perchloroethylene filters.

The Emergency Incident Reports and Generator Summary Report are included in **Appendix H**. Based on the location of the 18 Mason Street property's right-of-way and the PCE and fuel oil fill ports, it is assumed that these spills actually occurred on the Subject Property.

4.2.1 Off-site Facility Research

The environmental conditions at nearby facilities are well documented in the Federal and State database review report by EDR, including hazardous waste manifests, AST/UST registrations, and other environmental records. The results of this review are summarized in **Section 4.4** below. The EDR report is attached in **Appendix F**.

4.3 FEDERAL ENVIRONMENTAL DATABASE REVIEW

W&C engaged EDR, an environmental database search service, to conduct a review of federal environmental databases (see **Section 1.2.1**) in order to obtain any listed information concerning the Subject Property, or properties within a specified radius of the Subject Property, as recommended by the ASTM Standard. The results of the EDR search of these databases are summarized in the following sections. The complete EDR report is provided as **Appendix F**.

Only those Federal databases that contain the Subject Property or properties within the specified search radius are discussed below. The executive summary within the EDR report lists the databases for which no records were found for either the Subject Property or properties within the specified search radius. The database listings associated with the Subject Property and properties within the specified search radius are summarized in **Table 1**.

4.3.1 Federal RCRA CORRACTS Facilities List

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database identifies Corrective Action Reports (CORRACTS) which identify hazardous waste handlers with RCRA corrective action activity.

As summarized in **Table 1**, one record was listed for a property within 1.0 miles of the Subject Property on the RCRA CORRACTS list; however, based on distance and direction from the Subject Property, it is unlikely that any releases from this property would have the potential to adversely impact soil or groundwater at the Subject Property.

4.3.2 Federal RCRA Generators List

The RCRA generators database includes information on sites that generate, transport, store, treat, and/or dispose of hazardous waste. Large Quantity Generators (LQGs) generate over 1,000 kg of hazardous waste, or over 1 kg of acutely hazardous waste per month. Small Quantity Generators (SQGs) generate between 100 and 1,000 kg of

hazardous waste per month. Conditionally Exempt Small Quantity Generators (CESQGs) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

The Subject Property was listed on the RCRA-SQG list. As mentioned in **Section 4.2** above, the former Gates Cleaners generated waste PCE due to dry cleaning operations that was subject to monthly disposal requirements. As summarized in **Table 1**, one record was listed for a property within 0.25 miles of the Subject Property on the RCRA-LQG list, one site was listed within 0.25 miles on the RCRA-SQG list, and one site was listed within 0.25 miles of the Subject Property on the RCRA-CESQG list. Based on distance and direction from the Subject Property, it is unlikely that any releases from the three RCRA Generator sites would have the potential to adversely impact soil or groundwater at the Subject Property.

4.3.3 US Brownfields List

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

As summarized in **Table 1**, five records were listed for properties within 0.5 miles of the Subject Property in the US Brownfields database; however, based on distance and direction from the Subject Property, it is unlikely that any releases from these properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.3.4 RCRA Non-Generators

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

As summarized in **Table 1**, four records were listed for properties within 0.25 miles of the Subject Property in the RCRA Non-Generators database; however, based on distance and direction from the Subject Property, it is unlikely that any releases from these properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.4 STATE, LOCAL, AND TRIBAL ENVIRONMENTAL DATABASE REVIEW

W&C engaged EDR, an environmental database search service, to conduct a review of State, Local, and Tribal environmental databases (see **Section 1.2.1**) in order to obtain any listed information concerning the Subject Property, or properties within a specified radius of the Subject Property, as recommended by the ASTM Standard. The results of the EDR search of these databases are summarized in the following sections. The complete EDR report is provided as **Appendix F**.

Only those State, Local, and/or Tribal databases that contain the Subject Property or properties within the specified search radius are discussed below. The executive summary within the EDR report lists the databases for which no records were found for either the Subject Property or properties within the specified search radius. The database listings associated with the Subject Property and properties within the specified search radius are summarized in **Table 1**.

4.4.1 State Hazardous Waste Sites List

The State Hazardous Waste Sites (HWS) list is the state equivalent to the federal CERCLIS list.

As summarized in **Table 1**, two records were listed for properties within 1.0 miles of the Subject Property on the HWS list; however, based on distance and direction from the Subject Property, it is unlikely that any releases from these properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.4.2 Site Discovery and Assessment Database

The Site Discovery and Assessment Database (SDADB) lists all sites reported to the CTDEEP Permitting, Enforcement, and Remediation Division where it is suspected that hazardous waste may have been disposed or sites that are eligible for listing on the State Inventory of Hazardous Waste Disposal Sites.

As summarized in **Table 1**, 17 records were listed for properties within 0.5 miles of the Subject Property on the SDADB list; however, based on distance and direction from the Subject Property, it is unlikely that any releases from these properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.4.3 CTDEEP Leaking Underground Storage Tank List

The Leaking Underground Storage Tank (LUST) incident reports contain an inventory of reported leaking underground storage tank incidents.

As summarized in **Table 1**, 20 records were listed for properties within 0.5 miles of the Subject Property in the LUST database. Based on distance and direction from the Subject Property, it is unlikely that any releases from the 20 properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.4.4 CTDEEP Registered Storage Tank List

The Registered Underground Storage Tank (RUST) database contains all USTs registered through the CTDEEP's Town Inventory UST listing. The Subject Property is not listed in the RUST database. The absence of CTDEEP and Fire Marshall UST records identified during the local and State records searches for the Subject Property corroborate the EDR report findings.

As summarized in **Table 1**, 23 records were listed for properties within 0.25 miles of the Subject Property in the UST database. Based on distance and inferred upgradient direction from the Subject Property, releases from the following three properties have the potential to impact soil or groundwater at the Subject property:

- Saint Francis of Assisi located at 360 Prospect Street, 0.118 miles to the north-northwest of the Subject Property;
- EJ Kelley Co. located at 30 Railroad Sq, 0.152 miles to west of the Subject Property; and

- Torrington Register Publishing Co. located at 190 Water St., 0.235 miles to the west-southwest of the Subject Property.

Based on distance and direction from the Subject Property, it is unlikely that any releases from the remaining 20 properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.4.5 AUL List

The AUL List provides a summary of sites with an Environmental Land Use Restriction.

As summarized in **Table 1**, two records were listed for properties within 0.5 miles of the Subject Property in the Environmental Land Use Restriction database; however, based on distance and direction from the Subject Property, it is unlikely that any releases from these properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.4.6 VCP List

The VCP List provides a summary of sites within the CTDEEP Voluntary Remediation Program.

As summarized in **Table 1**, one record was listed for a property within 0.5 miles of the Subject Property on the Voluntary Remediation Sites database; however, based on distance and direction from the Subject Property, it is unlikely that any releases from this property would have the potential to adversely impact soil or groundwater at the Subject Property.

4.4.7 Hazardous Waste Manifest Data

The Manifest Database is a database that records manifests, which are documents that list and track hazardous waste from the generator through transporters to a Treatment, Storage, and Disposal (TSD) facility.

The Subject Property was listed on the Manifest list. As mentioned in **Section 4.3.2** above, the former Gates Cleaners was a small quantity generator of waste PCE due to dry cleaning operations that was subject to monthly disposal requirements. Manifests were generated as a result and are listed in the Generator Summary Report included in **Appendix H**. As summarized in **Table 1**, 21 records were listed for properties within 0.25 miles of the Subject Property in the Manifest database.

Based on distance and direction from the Subject Property, it is unlikely that any releases from the 21 properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.4.8 Contaminated or Potentially Contaminated Sites

The Contaminated or Potentially Contaminated Sites within Connecticut (CPCS) list represents the "Hazardous Waste Facilities," as defined in Section 22a-134f of the Connecticut General Statutes (CGS). The list contains the following types of sites: Sites listed on the Inventory of Hazardous Waste Disposal Sites; Sites subject to the Property Transfer Act; Sites at which underground storage tanks are known to have leaked; Sites at which hazardous waste subject to the RCRA; Sites that are included in EPA's (CERCLIS); Sites that are the subject of an order issued by the Commissioner of DEEP that requires investigation and remediation of a potential or known source of pollution; and Sites that have entered into one of the Department's Voluntary Remediation Programs.

As summarized in **Table 1**, 20 records were listed for properties within 0.5 miles of the Subject Property in the CPCS database. Based on distance and direction from the Subject Property, it is unlikely that any releases from the 20 properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.4.9 Significant Environmental Hazards

The Significant Environmental Hazard (SEH) Statute is intended to identify and abate short-term risks associated with specific environmental conditions identified in the statute. After abatement of short-term risks (meaning abatement of the significant environmental hazard condition), there may still be potential long-term risks associated with the release. However, a significant environmental hazard can be considered abated under the statute even though potential long-term risks may not have been addressed.

As summarized in **Table 1**, five records were listed for properties within 0.5 miles of the Subject Property on the SEH database; however, based on distance and direction from the Subject Property, it is unlikely that any releases from these properties would have the potential to adversely impact soil or groundwater at the Subject Property.

4.5 PROPRIETARY DATABASE REVIEW

W&C engaged EDR, an environmental database search service, to conduct a review of Federal, State, Local, and Tribal environmental databases (see **Section 1.2.1**) in order to obtain any listed information concerning the Subject Property, or properties within a specified radius of the Subject Property, as recommended by the ASTM Standard. As part of this review, EDR provided information contained in their proprietary databases. The results of the EDR search of these databases are summarized in the following sections. The complete EDR report is provided as **Appendix F**.

Only those EDR proprietary databases that contain the Subject Properties or properties within the specified search radius are discussed below. The executive summary within the EDR report lists the databases for which no records were found for either the Subject Property or properties within the specified search radius.

4.5.1 EDR Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

As summarized in **Table 1**, one record was listed for a property within 1.0 miles of the Subject Property on the Manufactured Gas Plants database. Based on distance and direction from the Subject Property, it is unlikely that any releases from this property would have the potential to adversely impact soil or groundwater at the Subject Property.

4.5.2 EDR Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments.

The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

As summarized in **Table 1**, one record was listed for properties within 0.25 miles of the Subject Property on the Gas Station database. However, based on distance and direction from the Subject Property, it is unlikely that any releases from this property would have the potential to adversely impact soil or groundwater at the Subject Property.

4.5.3 EDR Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

As summarized in **Table 1**, only the former Gates Cleaners on the Subject Property was identified. No other records were listed within 0.25 miles of the Subject Property. Releases from the former Gates Cleaners have the potential to impact soil or groundwater at the Subject Property.

4.6 TIER I VAPOR ENCROACHMENT SCREENING

W&C used the EDR VEC App software to conduct a Tier I Vapor Encroachment Screening in general accordance with the ASTM International "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions E-2600-10." The EDR VEC App performs an initial search of all ASTM E-2600-10 standard government record databases and EDR proprietary historical records related to former dry cleaners, gas stations and manufactured gas plants within the 1/3 mile maximum distance defined in ASTM standard.

To reduce the area-of-concern associated with potential vapor migration onto the Subject Property, the EDR VEC app software defaults to the following distances (using the Buonicore Methodology) based on horizontal hydraulic gradients: 1,760 feet in the upgradient direction, 100 feet in the downgradient direction, and 365 feet in the sidegradient directions. For the Subject Property-specific assessment, groundwater flow direction was assumed to be to the southeast. Shallow groundwater flow direction was inferred from local topography, regional surface water features, and groundwater measurements taken during Phase II activities at neighboring properties. For petroleum-contaminated sites, the area-of-concern associated with potential vapor migration onto the Subject Property is further reduced to 528 feet in the upgradient direction, 100 feet in the downgradient direction if there is assumed to be LNAPL or 30 feet if there is assumed to be only dissolved-phase petroleum contamination, and 165 feet in the sidegradient directions if there is assumed to be LNAPL or 95 feet if there is assumed to be only dissolved-phase petroleum contamination.

Based on the inferred southeasterly groundwater flow direction for the Subject Property and the results of Phase II investigation activities which indicated that PCE was detected in a groundwater samples collected from monitoring wells located on the eastern and western boundaries of the Subject Property (see **Section 5**), the results of the Tier I Vapor Encroachment Screening indicated that a Vapor Encroachment Concern (VEC) "exists" at the Subject Property.

In addition, based on the inferred southeasterly groundwater flow direction for the Subject Property, the results of the Tier I Vapor Encroachment Screening indicated that a VEC "cannot be ruled out" at the following 16 sites:

- The Church Street Dam located at 1 Church Street, 0.044 miles to the northeast of the Subject Property, was identified based on its presence in the US Brownfields database.

- The Kelley Bus Company located at 136 Water Street, 0.168 miles to the west-southwest of the Subject Property, was identified based on its presence in the US Brownfields and FINDS databases.
- A residential dwelling located at 84 Pearl Street, 0.193 miles to the north-northwest of the Subject Property, was identified based on its presence in the SEH database.
- The 424 Prospect Street property, 0.203 miles to the north of the Subject Property, was identified based on its presence in the Historic Dry Cleaners database.
- Torrington Register Publishing located at 190 Water Street, 0.235 miles to the west-southwest of the Subject Property, was identified based on its presence in the SDADB and CPCS databases.
- The 165 Pearl Street property, 0.242 miles to the northwest of the Subject Property, was identified based on its presence in the Spills database.
- The Milano Property located at 22 Field Street, 0.271 miles to the northwest of the Subject Property, was identified based on its presence in the SDADB database.
- The Foreign Auto Parts Sales-Service located at 8 Migeon Avenue, 0.272 miles to the west of the Subject Property, was identified based on its presence in the CT Property Transfer Filings (CT Property), CT DEEP LUST and SDADB databases.
- The Timken Us Corp Standard Plant located on North Street, 0.286 miles to the northwest of the Subject Property, was identified based on its presence in the RAATS, RCRA Non-Generators, Manifest, and CPCS database.
- The Gallo Automotive located at 38 Migeon Avenue, 0.289 miles to the west of the Subject Property, was identified based on its presence in the SDADB database.
- The Formaggioni Brothers/Citgo located at 37 Migeon Avenue, 0.295 miles to the west of the Subject Property, was identified based on its presences in the Manifest, Enforcement, and CTDEEP LUST databases.
- Torrington Honda located at 45 Migeon Avenue, 0.300 miles to the west-northwest of the Subject Property, was identified based on its presence in the FINDS, CESQG, RUST and SDADB databases.
- The Allied Grocers Co-Op, Inc. located at 58-74 Migeon Avenue and 226 Pearl Street, 0.302 miles to the west-northwest of the Subject Property, was identified based on its presence in the CT Property and SDADB databases.
- The Timken US Corporation (Former Excelsior Office Buildings) located at 59 Field Street, 0.327 miles to the northwest of the Subject Property, was identified based on its presence in the Manifest, CTDEEP LUST, and NPDES wastewater permitting databases.
- The Torrington Company-Excelsior Plant located at 59 Field Street, 0.327 miles to the northwest of the Subject Property, was identified based on its presence in the Spills and CPCS databases.
- The Timken US Corp Standard Plant located at 59 Field Street, 0.327 miles to the northwest of the Subject Property, was identified based on its presence in the CT Property, SEH, and Manifest databases.

DRAFT

ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL WORK PRODUCT



The Vapor Encroachment Screen Report is included as **Appendix I**.

5. PREVIOUS ENVIRONMENTAL REPORTS AND DOCUMENTS

5.1 PHASE I ENVIRONMENTAL SITE ASSESSMENT OF 18 MASON STREET

A *Phase I Environmental Site Assessment* dated June 2003 (2003 Phase I ESA), was completed for the Subject Property by a previous consultant for the TSB. However, the TSB was not able to share this 2003 Phase I ESA with W&C due to a confidentiality agreement. In lieu of providing the entire document to W&C, Mr. Mark Perbeck provided a summary of the report on May 7, 2014 that included the following:

- The first floor consists of an entranceway/lobby, service area, sewing room, office, restrooms, storage & pressing area. The flooring is wood plank. The front portion of the building was an addition in the 1930's and dry cleaning activities have always taken place in the rear (north side) of the building.
- The dry cleaning area is a concrete floor with no basement.
- A 550-gallon fuel oil UST associated with a steam boiler and one Stoddard Solvent UST are located beneath the building.
- The Stoddard Solvent UST was reportedly located in the northwestern portion of the building and was cleaned and filled with concrete in the 1950's
- The fuel oil UST was reportedly located on the northeastern portion of the property with fill and vent pipes on the eastern outside wall
- The eastern portion of the building housed two large self-contained dry cleaning units (Supermatic) and one washing machine. Self-contained units were installed around 1985/1986.
- All condensates from the dry cleaning process historically drained into floor drains that discharge to City Sewer.
- Adjacent to the loading dock was storage for perchloroethylene liquid and dry cleaning filters.
- Dating back to 1983, Safety Clean and/or Cycle Solve had been the waste handler to dispose of filters and lint. Prior to 1983, those items were disposed of in general trash.
- There has never been a dumpster located on the 18 Mason St. premises.
- The western portion of the dry cleaning area contains a 40 HP boiler and two water tanks powered by a 550-gallon UST to provide steam for the pressing machines. The condensate from the boiler and steam process drained to nearby floor drains.
- The east side stairway leads to a concrete floored basement for additional storage and little used dry cleaning equipment. An additional 275-gallon fuel oil AST is located here. Floor drains are present in the basement and reportedly discharge to the City sewer system
- Another small set of stairs lead to a sub-basement vault on the southern portion of the property. The area is a large high ceiling concrete refrigerated vault for clothing storage.

- The facility operated as a dry cleaner dating back to the 1930's
- A 550 gallon fuel oil UST is located beneath the concrete dating back to the 1930's
- There is moderate to heavy staining in the dry cleaning operations area.
- There was a 1-gallon perchloroethylene spill on the driveway/sidewalk (south side) which was sanded, contained, and removed. This event occurred in 1987.

5.2 PHASE I AND LIMITED PHASE II ENVIRONMENTAL REPORT FOR 129 MAIN STREET

A *Phase I and Limited Phase II Environmental Site Assessment* dated July 2, 2014, was completed by Woodard & Curran for the TSB for the property located at 129 Main Street, Torrington, CT. Access to the former Gates Cleaners facility on the Subject Property was not provided at the time of this report.

The Phase I portion of the report identified the following AOCs for the 129 Main Street TSB property:

- **AOC-1: The Subject Property Dry Cleaner Operations Area**
The Subject Property, has a right-of-way on the western portion of the 129 Main Street Property's driveway. A dry cleaner formerly operated at the Subject Property. The following were observed on the eastern side of the Subject Property's building: two fill ports (one labeled "solvent" and the other labeled "fuel oil"), a loading dock, and two discharge pipes (potentially associated with floor drains). Any spills or discharge from the Subject Property would occur directly on the 129 Main Street property's driveway.
- **AOC-2: Former Fuel Oil UST**
In 2000, a 2,000-gallon fuel oil UST was removed from the 129 Main Street property's driveway on the northwestern corner of the building. The fuel oil UST was the fuel source for an oil-fired boiler that was formerly located in the Boiler Room adjacent to the location of the former UST. At the time of the UST's removal, the UST reportedly appeared intact and no evidence of release was observed in the tank grave; however, soil sampling was not conducted to confirm whether or not a release had occurred. Furthermore, this UST may have been reported as a leaking UST in 1991.
- **AOC-3: Boiler Room Sump**
W&C observed a sump located in the boiler room on the northwestern corner of the 129 Main Street property's building. Any spill to the floor of the boiler room (e.g. potentially from fuel oil supply lines associated with the former fuel oil UST) would likely migrate to the sump and potentially migrate to the subsurface through cracks or construction joints.
- **AOC-4: Historic Gasoline Tanks**
Based on a review of Sanborn Fire Insurance Maps, two gasoline tanks were located on the eastern side of the 129 Main Street property. It is unknown whether the two gasoline tanks were ASTs or USTs; however, it is possible that they were USTs based on their age. Subsequently, a building was constructed at the location of the tanks and the tanks may have been removed during construction.
- **AOC-5: Former Photography Studio**
Between at least the 1890s and 1910s, a building on the southeastern side of the 129 Main Street property operated as a photography studio. Photography studios use hazardous materials and the historic handling of these substances on this portion of the 129 Main Street property is not known.

- **AOC-6: Southwest Utility Room Floor Drain**

W&C observed that a hole cut in the concrete floor served as a floor drain in the utility room located in the southwest portion of the basement of the building at the 129 Main Street Property. This floor drain appeared to discharge directly to the subsurface. Reportedly, water leaks from the ground surface (i.e., stormwater, snow melt) on the southwest corner of the building into the southwest utility room (i.e., the room with the floor drain). Water and any other liquids (e.g., potential spill from abutting dry cleaner) leaking into this portion of the building would likely discharge into the floor drain located in the southwest utility room.

- **AOC-7: Subject Property-Wide Groundwater**

Several properties located adjacent to or in close proximity of the 129 Main Street property including the Subject Property have the potential to have impacted groundwater beneath the 129 Main Street property based on their potentially upgradient location relative to the 129 Main Street property.

The Limited Phase II portion of the report included the following investigation activities at AOC-1: the installation of soil borings to inspect soil conditions and facilitate the collection of soil samples for laboratory analysis; the installation of a 1-inch diameter PVC microwell; and the collection of groundwater samples for laboratory analysis from the newly installed microwell. The Limited Phase II portion of the report concluded the following:

- A release of chlorinated Volatile Organic Compounds (cVOCs), primarily PCE, has occurred to soil and groundwater beneath the 129 Main Street property.
- The concentrations of PCE and trichloroethylene (TCE) detected in soil and groundwater beneath the 129 Main Street Property are likely associated with the former dry cleaning operation at the Subject Property.
- Detections of cVOCs in both shallow soil and deeper soil/groundwater may be associated with separate releases (i.e., releases at different locations on the 129 Main Street property and/or on the Subject Property).
- Although the concentration of PCE detected in certain soil samples exceeds certain CTDEEP Remediation Standard Regulation (RSR) criteria, the RSR criteria are not currently applicable at the 129 Main Street property. Furthermore, based on the results of investigation activities conducted to date, the concentrations of detected constituents do not represent an immediate threat to human health or the environment that would trigger the Significant Environmental Hazard response requirements (Section 22a-6u of the Connecticut General Statutes).

5.3 TARGETED INVESTIGATION REPORT FOR 129 MAIN STREET AND 24 MASON STREET

A *Targeted Investigation Report* dated June 29, 2015, was completed by Woodard & Curran for the TSB for the properties located at 129 Main Street and 24 Mason Street, Torrington, CT. Access to the former Gates Cleaners facility on the Subject Property was not provided at the time of this report.

The *Targeted Investigation Report* included the following investigation activities to acquire as much information as possible about local hydrogeologic/geologic conditions and the identified cVOC impacts likely associated with the Subject Property: the installation of soil borings to evaluate soil conditions, determine depth to bedrock, and facilitate the collection of soil samples for laboratory analysis; the installation and development of groundwater wells to facilitate the collection of groundwater samples for laboratory analysis and measurement of groundwater levels; and the completion of a relative elevation survey of the monitoring wells to determine the groundwater flow direction beneath the Subject Property. The *Targeted Investigation Report* concluded the following:

- Soil beneath the TSB Property has been impacted by cVOCs, particularly PCE which is the primary constituent of concern (COC) associated with dry cleaning operations. The concentrations of cVOCs

detected in soil at the TSB Property are likely associated with the former dry cleaning operations at the Subject Property.

- In the event the Dry Cleaner Property or the TSB Property were entered into a CTDEEP remediation program, soil from one boring would require remediation to address the presence of PCE in this sample at a concentration exceeding RSR criteria. All other constituents detected in soil and groundwater samples collected during these investigation activities were below promulgated and potentially applicable RSR criteria.
- Detections of cVOCs in both shallow soil and deeper soil/groundwater may be associated with separate releases (i.e., releases at different locations on the 129 Main Street property and/or on the Subject Property).
- Groundwater beneath both the TSB Property (located hydraulically downgradient of the Subject Property) and the 24 Mason Street property (located hydraulically upgradient of the Subject Property) is impacted by PCE. The detected concentrations PCE are below potentially applicable CT RSR criteria for a GB-classified groundwater area (assuming no groundwater use). Although the highest concentrations of cVOCs in groundwater would be expected beneath the Subject Property, the concentrations detected in groundwater samples collected on the downgradient TSB Property are not indicative of a significant upgradient release.
- The presence of PCE in the well at the 24 Mason property Street, located on the upgradient side of the Subject Property, suggests that there could be a contributing source of groundwater impact located upgradient of the investigated properties. However, Woodard & Curran's Phase I & Limited Phase II ESA did not identify any properties upgradient of the Subject Property that would be a likely source of cVOCs. The PCE detected in groundwater beneath the TSB Property and the 24 Mason Street property is therefore likely associated with the former dry cleaning operation at the Subject Property.
- The concentrations of detected COCs in soil and groundwater are below levels that would trigger the Significant Environmental Hazard (SEH) reporting requirements (Section 22a-6u of the Connecticut General Statutes). This conclusion is based on the assumption that there are no downgradient drinking water receptors (not expected because groundwater in the Subject Property and surrounding area is classified as a GB groundwater area indicating an area of degraded groundwater).
- As defined in Section 22a-134 through 22a-134e of the Connecticut General Statutes (a.k.a. the Connecticut Transfer Act), and amended by Public Act 01-204, the Subject Property would likely be considered an "establishment" based on the historic dry cleaning operations conducted at the property. If a legal opinion regarding the property's status is desired, Woodard & Curran recommends consultation with an environmental attorney.
- Additional investigation would be necessary to fully characterize the nature and extent of contamination associated with the historic automobile service station and dry cleaning operations conducted at the Subject Property.

No other previous environmental reports were identified for the Subject Property.

6. PHASE I SUMMARY AND CONCLUSIONS

This Phase I ESA was requested by the TSB and the City of Torrington to assess the presence or absence of potential RECs and evaluate whether potential releases of petroleum or other hazardous materials have occurred at the Subject Property that may be subject to reporting and response actions. The ultimate purpose of a Phase I ESA is to identify AOCs that have resulted from current or historical uses of a site. The Phase I ESA was conducted in general accordance with the ASTM International "Standard Practice for Environmental Site Assessments E-1527-13," the USEPA AAI Final Rule (40 CFR Part 312), and the CTDEEP September 2007 SCGD.

A summary of the findings and conclusions from this Phase I ESA are provided in the following sections.

6.1 SUBJECT PROPERTY SUMMARY

6.1.1 Subject Property Description

The Subject Property is located on the north side of Mason Street in the central portion of the Town of Torrington, Litchfield County, Connecticut. The Town of Torrington Assessor identifies the Subject Property as one parcel located at 18 Mason Street (a 0.08-acre property) that is currently owned by BC West Building Company LLC. The Town of Torrington Assessor identifies one building on the parcel associated with the Subject Property. The one-story building on the parcel has a reported footprint and total area of 3,306 square feet (sq ft) and was reportedly constructed in 1930. The majority of the Subject Property consists of the former dry cleaner building with a driveway located on the east side of the property shared with the TSB. The Subject Property abuts municipal sidewalks on the southern side of the property leading to Mason Street. A landscaped area is located along the northern property boundary. Though the Subject Property building is currently vacant, all utilities (electric, sewer, water, and gas) were provided by municipal or other public services. The abutting properties are as follows: on the north by the Center Congregational Church; on the south by Mason Street leading to Cohen Agency Inc. Retail; on the east by the TSB; and on the west by the legal offices of Ebersol, McCormick, & Steck LLC and Roraback & Roraback, LLC.

Groundwater beneath the Subject Property area is classified by the CTDEEP as "GB". Shallow groundwater flow direction inferred from local topography and regional surface water features is east to southeast. The West Branch Naugatuck River (classified as a "B" water body) and the East Branch Naugatuck River (classified as an "A" water body) are located in the inferred downgradient direction (south and east, respectively) from the Subject Property.

6.1.2 Subject Property History

The Subject Property was developed as horse stables by at least the early 1890s. Between the late-1900s and late-1910s, the Subject Property contained automobile garages and a gasoline engine repair shop. Between at least the early-1920s to the early-1930s, the Subject Property housed an automobile service station. By at least the late-1940s, the Subject Property's current structure was constructed and the building housed a rug cleaning business and, by at least the early-1960s, a dry cleaner. Currently, the Subject Property is vacant.

6.2 IDENTIFICATION OF SIGNIFICANT DATA GAPS

Limited information was available on historical on-site processes and chemical storage and use areas however,, based on the available information from this assessment, no significant data gaps were identified that prevented the identification of Recognized Environmental Conditions (RECs) or Areas of Concern (AOCs) with an appropriate level of confidence.

6.3 PRELIMINARY CONCEPTUAL SITE MODEL (CSM)

The preliminary CSM for the Subject Property is based on information generated during this Phase I ESA. Historic operations at the Subject Property that have had the potential to impact soil and/or groundwater include:

- The historic presence and operation of a dry cleaner at the Subject Property.
- The historic presence and operation of an automobile service station at the Subject Property.
- The historic presence and unknown history or condition of one fuel oil and one solvent UST.
- The known release of hazardous materials and petroleum products at the Subject Property, as documented in spill reports.

Current operations at the Subject Property that have had the potential to impact soil and/or groundwater include:

- The presence of floor drains at the Subject Property.
- The presence of quantities of various maintenance materials, chemicals, petroleum products, cleaning, and/or waste products, and poor housekeeping and storage of these materials.

The following sections present the RECs and AOCs identified at the Subject Property. These sections summarize the findings of the Phase I ESA and identify areas with potential environmental impacts at the Subject Property within the context of a preliminary CSM.

6.3.1 Recognized Environmental Conditions (RECs)

The following RECs have been identified at the Subject Property:

- The historic operations at the Subject Property, which included a dry cleaner and an automobile service station.
- The historic presence of one fuel oil and one solvent UST.
- The known release of hazardous materials and petroleum products at the Subject Property, as documented in spill reports.
- The presence of floor drains at the Subject Property.
- The presence of quantities of various maintenance materials, chemicals, petroleum products, cleaning, and/or waste products, and poor housekeeping and storage of these materials.
- Potential impacts to soil, groundwater, and/or soil vapor from on-site sources.

6.3.2 Areas of Concern (AOCs)

Based on the RECs presented above, several AOCs have been identified at the Subject Property. In accordance with the CTDEEP SCGD, locations or areas at the Subject Property where hazardous waste and/or hazardous substances have been or may have been used, stored, treated, handled, disposed, spilled, and/or released to the environment were identified as AOCs.

A detailed listing of the identified AOCs is presented below, including a brief description of its condition as determined through this Phase I ESA. The location of each AOC is shown on **Figure 4**.

- **AOC-1: Former Dry Cleaner Operations Area**

A dry cleaner formerly operated at the Subject Property. Former dry cleaning operations were reported to have always taken place in the rear (north side) of the building. The former loading dock and a reported storage area for PCE liquid and dry cleaning filter cartridges are located in the eastern portion of this area. A hole cut into the concrete floor that may have served as a floor drain and a large rectangular area of concrete slab that had been cut out, removed, and temporarily covered by sheet metal were observed. The concrete floor was in fair condition with minor cracks, but was dirty and stained. Any chemical spills or discharges from dry cleaning processes could potentially migrate to the subsurface through these holes and cracks in the concrete.

- **AOC-2: Former Fuel Oil UST**

Reportedly, a 550-gallon fuel oil UST associated with the steam boiler was located beneath the concrete floor on the northeastern portion of the building. One fill pipe labeled "FUEL OIL" was observed on the southern portion of the eastern exterior wall. A vent pipe was also observed in this area. No additional information regarding the former fuel oil UST was identified during a review of local or CTDEEP records and it is currently unknown whether the UST still exists, was removed, or was abandoned in place. Any past spillage at the fill pipe or leaks from supply lines and/or the UST itself have the potential to migrate to the subsurface.

- **AOC-3: Former Solvent UST**

Reportedly, a Stoddard Solvent UST is located beneath the concrete floor on the northwestern portion of the building. One fill pipe, labeled "SOLVENT" was observed on the southern portion of the eastern exterior wall. The UST was reportedly cleaned and filled with concrete in the 1950s but this has not been documented. No additional information regarding the solvent UST was identified during a review of local or CTDEEP records, however, evidence of "solvent tanks" was identified on Sanborn Fire Insurance Maps on northern portion of the Subject Property building. It is unknown whether the tanks were ASTs or USTs; however, it is possible that they were USTs based on their age. Any past spillage at the fill pipe or leaks from supply lines and/or the UST itself have the potential to migrate to the subsurface.

- **AOC-4: Boiler Room**

The boiler room in the northwest portion of the building contained one fuel oil fired 40 HP Hurst boiler. The concrete floor was in fair condition with minor cracks, but was dirty and stained. Small quantities (5 gallons or less) of various maintenance materials, chemicals, petroleum products, and/or cleaning products (e.g., paints, paint thinner, lacquer, cleaners, detergents, motor oil, etc.) are stored in this area. A bin filled with dry cleaning filter cartridges (apparently used) was also located in this area. Releases associated with the boiler or other chemical spills could potentially migrate to the subsurface through cracks in the concrete.

- **AOC-5: Basement Workshop and Fuel Oil AST**

The southwest corner of the basement consisted of a workshop area where a 275-gallon fuel oil AST was located. Heavy staining was observed on the base of the tank and beneath the tank on the concrete floor. The fill pipe to the UST was on the southern exterior wall and the vent pipe on the western exterior wall. The concrete floor was in fair condition with minor cracks. Small quantities of substances/petroleum products including paints, PCB Etchant Solution, motor oil, etc. were stored in the area. Releases of petroleum associated with a leaking AST or other chemical spills could potentially migrate to the subsurface through cracks in the concrete. Additionally, any past spillage at the AST fill pipe or leaks from supply lines have the potential to migrate to the subsurface.

- **AOC-6: Basement Floor Drain/Trench**

A long, trough-like trench was observed in the basement concrete floor and may have served as a floor drain. Miscellaneous items such as tires, buckets, a propane tank, dry cleaning fluid, and a cooler full of unknown glass bottles was found in and around the trench area. Old equipment was stored in proximity to the trench. The concrete floor was in fair condition with minor cracks, but was dirty and stained in various areas. Releases associated with stored equipment or other chemical spills in and around the trench area could potentially migrate to the subsurface through cracks in the concrete.

- **AOC-7: Former Automobile Service Station**

Between at least the 1910s and 1920s, buildings on the eastern and western sides of the Subject Property operated as automobile service stations and were observed on Sanborn Fire Insurance Maps. Automobile service stations use hazardous materials and petroleum products and the historic handling of these substances on this portion of the Subject Property is unknown.

- **AOC-8: Subject Property-Wide Groundwater**

Former operations have the potential to impact groundwater beneath the Subject Property. Additionally, elevated concentrations of chlorinated VOCs have been detected in groundwater samples collected just upgradient and just downgradient of the Subject Property.

6.4 TRANSFER ACT STATUS

Based on the definition of an “establishment,” as defined by Section 22a-134 through 22a-134e of the Connecticut General Statutes (a.k.a. the Connecticut Transfer Act), and amended by Public Act 01-204, the Subject Property appears to qualify as an “establishment”, and would be subject to the requirements of the Connecticut Transfer Act in the event of a future property or business transfer. W&C recommends consulting an environmental attorney for a legal opinion regarding the Subject Property’s Transfer Act status.

REFERENCES

EDR Provided Information

EDR Radius Map with Geocheck Report, December 16, 2015

EDR Historical Topographic Map Report, December 16, 2015

EDR Aerial Photo Decade Package, December 17, 2015

EDR Certified Sanborn Map Report, December 16, 2015

EDR-City Directory Image Report, December 17, 2015

Local and State Agency Records

Connecticut Department of Energy & Environmental Protection records: UST files, Oil and Chemical Spill (OCS) files, Solid Waste Management files, PCB inspection files and RCRA files, Leaking Underground Storage Tank (LUST) Database, Industrial & Remediation Database, and Hazardous Waste Manifest Database Geographic Information Systems data layers, December 16, 2015.

Connecticut State Library City Directories, May 7, 2014.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Litchfield County, Connecticut (Panel 0950810007B), April 4, 1983.

Town of Torrington records: Assessor, Town Clerk (land records), Land Use, Planning & Zoning, Wetlands, Engineering, Torrington Area Health District, Building, Fire Department, Water Pollution Control Authority, and Public Works.

7. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The following Environmental Professionals conducted this ESA. Resumes for the following individuals are provided in **Appendix M**.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312.10.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Jack Markey, LEP
Project Manager

Thomas W. Ferrelli,
Staff Scientist

DRAFT

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TABLES

Table 1: Summary of Environmental Database Review

Table 1
Summary of Environmental Database Review
Phase I & Limited Phase II ESA Report

Torrington Savings Bank
Torrington, CT

FACILITY NAME	FACILITY ADDRESS	FROM SUBJECT PROPERTY		FACILITY EPA-ID
		DISTANCE (MILES)	DIRECTION	
CORRACTS				
F. M. PRECISION GOLF MFG CORP	535 MIGEON AVENUE	0.868	NW	CTD001980911
RCRA-LQG				
RITE AID 1437	92 WILLOW ST	0.232	E	CTR000512848
RCRA-SQG				
GATES CLEANERS	18 MASON ST	Subject Property		CTD018836924
FRANKLIN PRODUCTS INC	153 WATER ST	0.200	WSW	CT5000000414
RCRA-CESQG				
KING RICHARD TRANSMISSION INC	35 BAEDER ST	0.224	ESE	CTD981890346
BROWNFIELDS				
CHURCH STREET DAM	1 CHURCH STREET	0.044	NE	NOT REPORTED
QUALITY BUILDING	69 MAIN STREET	0.082	SSE	NOT REPORTED
KELLEY BUS COMPANY	136 WATER STREET	0.168	WSW	NOT REPORTED
TORRINGTON MANUFACTURING COMPANY	100 FRANKLIN STREET	0.253	SE	NOT REPORTED
STONE CONTAINER	105 SUMMER STREET	0.325	SW	NOT REPORTED
RCRA NON-GENERATORS				
SO NEW ENGLAND TELEPHONE CO	239 PROSPECT ST	0.070	SW	CTD980515092
SHERWIN WILLIAMS CO THE	35 E MAIN ST	0.141	SSE	CTD000842260
KELLEY E J CO INC TRANSPORTATION	RAILROAD SQ	0.152	W	CTD005770458
VITALOS AUTO BODY INC	9 E PEARL ST	0.206	NNE	CTD077314524
HWS				
HEALY-SMITH ASBESTOS SITE	681-701-705 MAIN STREET	0.779	N	CTD983870304
CUSTOM PLATING & BUFFING	80 HAYES STREET	0.823	SSE	NOT REPORTED
SDADB				
SNET	239 PROSPECT STREET	0.070	SW	NOT REPORTED
CL&P	69 WATER STREET	0.120	SSW	NOT REPORTED
MONUMENT REALTY	136-142 EAST MAIN STREET	0.183	ESE	NOT REPORTED
LEE MAR AUTO PARTS, INC.	20 BAEDER STREET	0.207	ESE	NOT REPORTED
ASQUARED INDUSTRIES, INC.	153 WATER STREET	0.200	WSW	NOT REPORTED
TORRINGTON REGISTER PUBLISHING	190 WATER STREET	0.235	WSW	NOT REPORTED
MILANO PROPERTY	22 FIELD STREET	0.271	NW	NOT REPORTED
FOREIGN AUTO PARTS SALES-SERVICE	8 MIGEON AVENUE	0.272	W	NOT REPORTED
HOTCHKISS BROS.CO.	199 WATER STREET	0.283	W	NOT REPORTED
GALLO AUTOMOTIVE	38 MIGEON AVENUE	0.289	W	NOT REPORTED
TORRINGTON HONDA	45 MIGEON AVE	0.300	W	CTD982715385
CL&P	174 FRANKLIN STREET	0.330	ESE	NOT REPORTED
ALLIED GROCERS CO-OP, INC.	58-74 MIGEON AVENUE & 226 PEARL STREET	0.302	WNW	NOT REPORTED
STONE CONTAINER CORPORATION	105 SUMMER STREET	0.391	SW	NOT REPORTED
CROVO CHEVROLET/LITCHFIELD INSURANCE GRP	121 AND 126 SOUTH MAIN STREET	0.341	S	NOT REPORTED
AMERICAN BRASS	HIGH AND SUMMER STREET	0.406	SW	NOT REPORTED
WEST SIDE CLEANERS	38 NEW LITCHFIELD ST	0.484	SSW	CTD095540514
LUST				
CHILDREN'S MUSEUM	61 MAIN ST.	0.092	SSE	NOT REPORTED
TORRINGTON SAVINGS BANK	MAIN ST.	0.128	NE	NOT REPORTED
PATTERSON OIL CO.	EAST MAIN ST.	0.156	SE	NOT REPORTED
NIDEC	FRANKLIN ST.	0.198	SE	NOT REPORTED
EAST AND WALL PATCO (FORMER EAST AND WALL STATION)	189 EAST MAIN STREET	0.233	E	NOT REPORTED
E.J. KELLY CO.	WATER ST.	0.248	WSW	NOT REPORTED
DEVEAUX APARTMENT	239 EAST MAIN ST.	0.278	ENE	NOT REPORTED
TORRINGTON MOBIL	322 EAST MAIN STREET	0.386	ENE	NOT REPORTED
FOREIGN AUTO PARTS SALES-SERVICE	8 MIGEON AVENUE	0.272	W	NOT REPORTED
FORMAGGIONI OIL COMPANY	37 MIGEON AVE	0.295	W	NOT REPORTED
TIMKEN US CORPORATION (FORMER EXCELSIOR OFFICE BUILDINGS)	59 FIELD STREET	0.327	NW	NOT REPORTED
NORTHWEST GROUP	121 SOUTH MAIN STREET	0.349	S	NOT REPORTED
GETTY SERVICE STATION # 679	154 SOUTH MAIN STREET	0.393	S	NOT REPORTED
CROVO CHEVROLET	EAST MAIN ST.	0.405	S	NOT REPORTED
MCCALL FOUNDATION	58 HIGH ST.	0.446	W	NOT REPORTED
UNITED STATES POSTAL SERVICE, TORRINGTON	185 EAST ELM STREET	0.477	NNE	NOT REPORTED
CUMBERLAND FARMS	207 SO MAIN ST	0.474	S	NOT REPORTED
WESTSIDE PATCO HANDY SHOP	392 CHURCH STREET	0.470	W	NOT REPORTED
RAY'S SERVICE STATION	479 MAIN STREET	0.485	N	NOT REPORTED
NIDEC AMERICA CORPORATION (INERTIA DYNAMICS,INC)	100 FRANKLIN DR	0.484	SE	NOT REPORTED

Table 1
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Phase I & Limited Phase II ESA Report

Torrington Savings Bank
Torrington, CT

FACILITY NAME	FACILITY ADDRESS	FROM SUBJECT PROPERTY		FACILITY EPA-ID
		DISTANCE (MILES)	DIRECTION	
UST				
MUNICIPAL BUILDING & POLICE DEPT.	140 MAIN ST	0.032	ENE	NOT REPORTED
MICHAEL POSTLE	8 CHURCH ST	0.048	NNE	NOT REPORTED
CONLEY INN REALTY DBA YANKEE PEDLAR INN	93 MAIN ST	0.048	SSE	NOT REPORTED
NORTHWEST CONN YMCA	259 PROSPECT ST	0.050	SW	NOT REPORTED
WETMORE SCHOOL	51 CHURCH ST	0.044	NNW	NOT REPORTED
SAINT FRANCIS OF ASSISI	160 MAIN ST	0.053	NE	NOT REPORTED
LITCHFIELD COUNTY ASSOC FOR RETARDED CIT	84 MAIN ST	0.062	SSE	NOT REPORTED
VOGEL SCHOOL	68 CHURCH ST	0.069	NW	NOT REPORTED
TORRINGTON C.O., #5301	239 PROSPECT ST	0.070	SW	NOT REPORTED
SAINT FRANCIS OF ASSISI	360 PROSPECT ST	0.118	NNW	NOT REPORTED
37 WATER ST REAR (A1)	37 WATER ST	0.115	S	NOT REPORTED
61 MAIN STREET	61 MAIN ST	0.092	SSE	NOT REPORTED
TORRINGTON CT	S MAIN ST	0.117	S	NOT REPORTED
SAINT PETER'S SCHOOL	28 SAINT JOHN PL	0.155	ESE	NOT REPORTED
CITY OF TORRINGTON, FIRE DEPARTMENT	111 WATER ST	0.144	SW	NOT REPORTED
TOCE BROS INC	137 E MAIN ST	0.180	ESE	NOT REPORTED
E J KELLEY CO	30 RAILROAD SQ	0.152	W	NOT REPORTED
MAIN OFFICE	CASSON AVE	0.222	ENE	NOT REPORTED
EAST & WALL PATCO	189 E MAIN ST	0.233	E	NOT REPORTED
O&G IDUSTRIES INC	112 WALL ST	0.229	NE	NOT REPORTED
TORRINGTON REGISTER PUBLISHING CO	190 WATER ST	0.235	WSW	NOT REPORTED
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION	50 LITCHFIELD ST	0.231	S	NOT REPORTED
DOWNTOWN	83 FRANKLIN ST	0.233	SE	NOT REPORTED
AUL				
DONOVAN'S CLEANERS/TORRINGTON SHOP CTR	1-77 SOUTH MAIN STREET	0.209	S	NOT REPORTED
CROVO CHEVROLET/LITCHFIELD INSURANCE GRP	121 AND 126 SOUTH MAIN STREET	0.341	S	NOT REPORTED
VCP				
CROVO CHEVROLET / LITCHFIELD INSURANCE GROUP	121 & 126 SOUTH MAIN STREET	0.341	S	NOT REPORTED
MANIFEST				
GATES CLEANERS	18 MASON ST	SUBJECT PROPERTY		CTD018836924
STEPHEN DOHANYOS	7 MASON ST	0.016	SE	CT\$00003440
CLEAN VENTURE	140 MAIN ST	0.032	ENE	CTP000019312
CITY OF TORRINGTON	140 MAIN STREET	0.032	ENE	CTP000030904
ST FRANCIS OF ASSIST	160 MAIN ST	0.053	NE	CTP000021777
VOGEL SCHOOL	68 CHURCH ST	0.069	NW	CTP000010856
WARNER THEATER	52 MAIN ST	0.118	SSE	CTP000026673
AURAM BERGER	80 E MAIN ST	0.154	SE	CT\$000026060
TORRINGTON TOWN OF FIRE DEPT	111 WATER ST	0.144	SW	CTP000026013
MICHAEL A ERNEST	9 CENTER ST	0.173	ESE	CT\$000023940
TOCE BROTHERS	143 EAST MAIN ST	0.184	ESE	CTP000020694
EJ KELLEY TRANSPORTATION CO	RAILROAD SQUARE	0.152	W	CTD005770459
KELLEY E J TRANSPORTATION CO INC	RAILROAD SQUARE	0.152	W	CTD005770458
VITALOS AUTO BODY INC	9 EAST PEARL ST	0.206	NNE	CTD077314524
KING RICHARD TRANSMISSION INC	35 BAEDER ST	0.224	ESE	CTD981890346
PATTERSON OIL	EAST MAIN ST & WALL ST	0.225	E	CTP000013817
FRANKLIN PRODUCTS INC	153 WATER ST	0.200	WSW	CTP000016176
FRANKLIN PRODUCTS INC	153 WATER ST	0.200	WSW	CT\$000000414
TORRINGTON REGISTER PUBLISHING CORP	190 WATER ST	0.235	WSW	CTP000006102
WEST SIDE CLEANERS	38 LITCHFIELD ST	0.230	S	CTD095550514
WEST SIDE CLEANERS	38 LITCHFIELD ST	0.230	S	CTD095540514

Table 1
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Phase I & Limited Phase II ESA Report

Torrington Savings Bank
Torrington, CT

FACILITY NAME	FACILITY ADDRESS	FROM SUBJECT PROPERTY		FACILITY EPA-ID
		DISTANCE (MILES)	DIRECTION	
CPCS				
TORRINGTON SAVINGS BANK	MAIN ST.	0.128	NE	NOT REPORTED
PATTERSON OIL CO.	EAST MAIN ST.	0.156	SE	NOT REPORTED
NIDEC	FRANKLIN ST.	0.198	SE	NOT REPORTED
DONOVAN'S CLEANERS/TORRINGTON SHOP CTR	1-77 SOUTH MAIN STREET	0.209	S	NOT REPORTED
TORRINGTON ASSOCIATES	153 WATER STREET	0.200	WSW	NOT REPORTED
ASQUARED INDUSTRIES, INC.	153 WATER STREET	0.200	WSW	NOT REPORTED
TORRINGTON REGISTER PUBLISHING	190 WATER STREET	0.235	WSW	NOT REPORTED
E.J. KELLY CO.	WATER ST.	0.248	WSW	NOT REPORTED
DEVEAUX APARTMENT	239 EAST MAIN ST.	0.278	ENE	NOT REPORTED
TIMKEN US CORP STANDARD PLANT	NORTH ST	0.286	NW	CTD001148717
CL&P	174 FRANKLIN STREET	0.330	ESE	NOT REPORTED
TORRINGTON CO-EXCELSIOR PLANT	59 FIELD STREET	0.327	NW	NOT REPORTED
CROVO CHEVROLET INC	126 S MAIN ST	0.341	S	CTD018839662
CROVO CHEVROLET/LITCHFIELD INSURANCE GRP	121 AND 126 SOUTH MAIN STREET	0.341	S	NOT REPORTED
NORTHWEST GROUP	121 SOUTH MAIN STREET	0.349	S	NOT REPORTED
CROVO CHEVROLET	EAST MAIN ST.	0.405	S	NOT REPORTED
MCCALL FOUNDATION	58 HIGH ST.	0.446	W	NOT REPORTED
U.S. POST OFFICE	185 EAST ELM ST.	0.477	NNE	NOT REPORTED
RAY'S SERVICE STATION	479 MAIN ST.	0.485	N	NOT REPORTED
WESTSIDE CLEANERS	38 NEW LITCHFIELD STREET	0.484	SSW	NOT REPORTED
SEH				
RESIDENTIAL DWELLING	84 PEARL STREET	0.193	NNW	NOT REPORTED
LICIANOS CLEANERS	233 EAST MAIN	0.272	E	NOT REPORTED
TIMKEN US CORP STANDARD PLANT	59 FIELD ST	0.327	NW	NOT REPORTED
RESIDENCE	52 COOK STREET	0.383	S	NOT REPORTED
RESIDENCE	41-43 JAMES STREET	0.450	N	NOT REPORTED
EDR MGP				
TORRINGTON ELECTRIC LIGHT AND GAS CO	HARWINTON AVE	0.384	ESE	NOT REPORTED
EDR GAS STATIONS				
NOT REPORTED	198 MAIN ST	0.100	NNE	NOT REPORTED
EDR DRY CLEANERS				
NOT REPORTED	18 MASON ST	SUBJECT PROPERTY		NOT REPORTED

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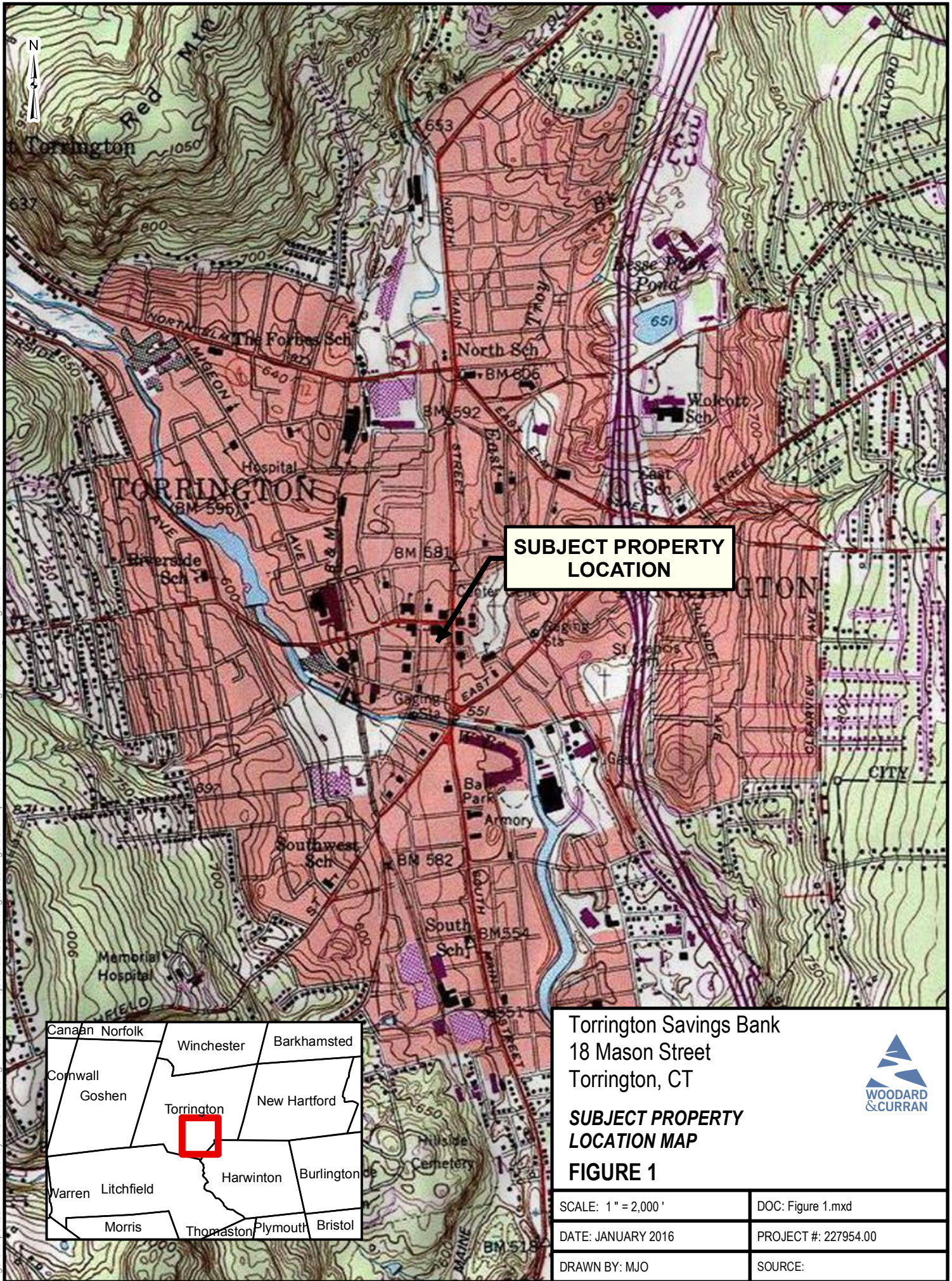


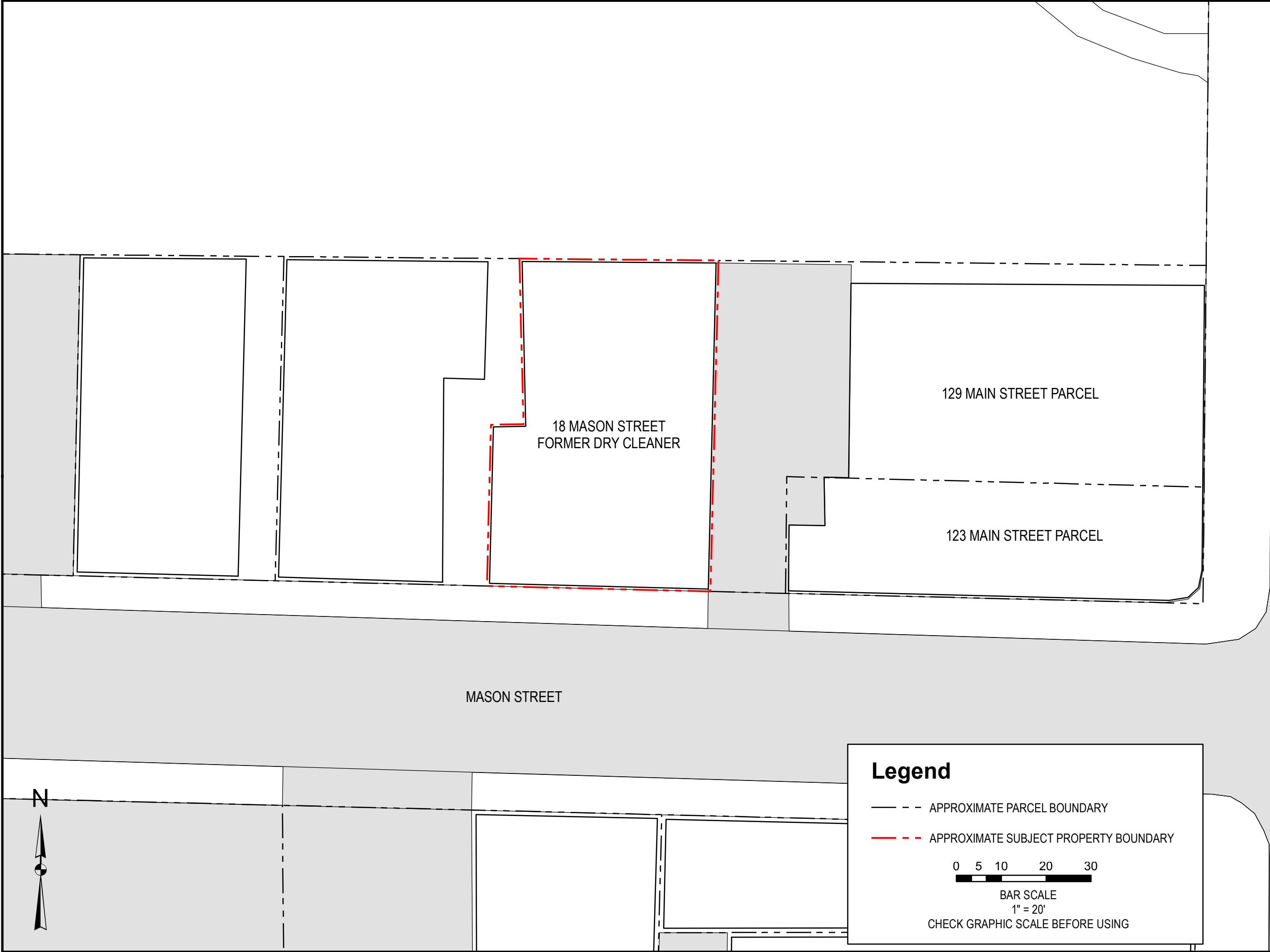
FIGURES

Figure 1: Subject Property Location Map


Figure 2: Subject Property Plan

Figure 4: Areas of Concern





1520 HIGHLAND AVE
CHESHIRE CONNECTICUT 06410
203 271 0379 | www.woodardcurran.com



WOODARD
& CURRAN

COMMITMENT & INTEGRITY DRIVE RESULTS

SUBJECT PROPERTY PLAN

DESIGNED BY: SS

CHECKED BY: JM

DRAWN BY: MO

FIGURE5.MXD

TORRINGTON SAVINGS BANK
18 MASON STREET
TORRINGTON, CT

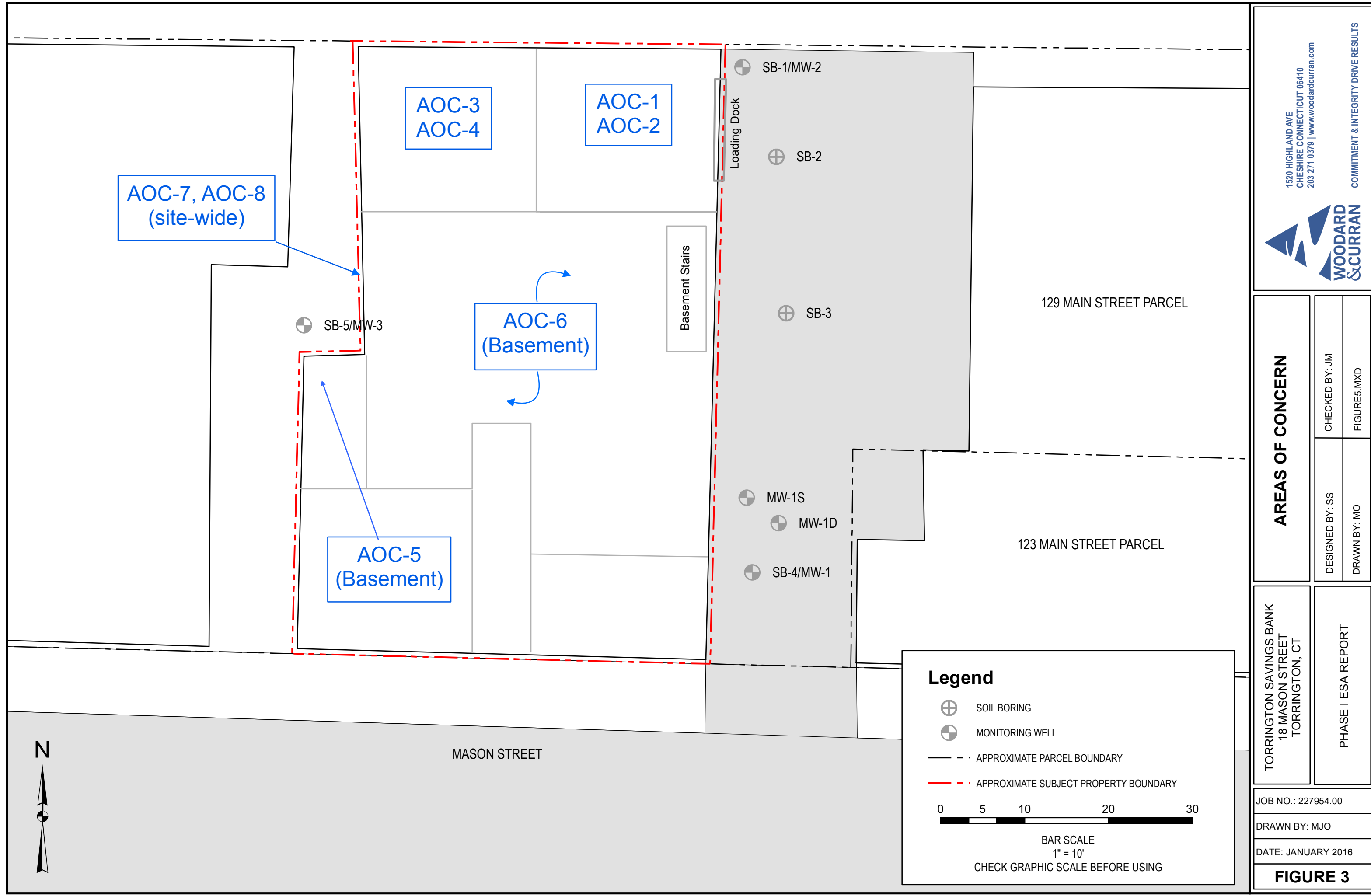
PHASE I ESA REPORT

JOB NO.: 227954.00

DRAWN BY: MJO

DATE: JANUARY 2016

FIGURE 2



1520 HIGHLAND AVE
CHESHIRE CONNECTICUT 06410
203 271 0379 | www.woodardcurran.com

**WOODARD
& CURRAN**

COMMITMENT & INTEGRITY DRIVE RESULTS

AREAS OF CONCERN	DESIGNED BY: SS	CHECKED BY: JM
	DRAWN BY: MO	FIGURE5.MXD
TORRINGTON SAVINGS BANK 18 MASON STREET TORRINGTON, CT	PHASE I ESA REPORT	
	JOB NO.: 227954.00	
DRAWN BY: MJO		
DATE: JANUARY 2016		
FIGURE 3		

APPENDIX A: LOCAL RECORDS

APPENDIX B: HISTORICAL AERIAL PHOTOGRAPHS

APPENDIX C: HISTORICAL TOPOGRAPHIC MAPS

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APPENDIX D: HISTORICAL SANBORN FIRE INSURANCE MAP REPORT

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APPENDIX E: CITY DIRECTORIES

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APPENDIX F: EDR RADIUS MAP WITH GEOCHECK REPORT

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APPENDIX G: INSPECTION PHOTOGRAPHS

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APPENDIX H: FIRE MARSHALL AND CTDEEP RECORDS

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APPENDIX I: VAPOR ENCROACHMENT SCREEN REPORT

APPENDIX J: RESUMES OF ENVIRONMENTAL PROFESSIONALS